



1100 Johnson Ferry Road NE • Suite 588, Atlanta, GA 30342
John L. Johnson, Auctioneer; SC#002733R; RE#543996183

www.interstateauction.com

John L. Johnson, CCIM • 404-303-1232 (ext.12)
Sperry Van Ness® Commercial Properties, LLC
Alex Graham, CCIM • 843-881-9898

AUCTION

3,321 ± Square Foot Building on
Corner Lot with Triple Road Frontage
Formerly Used As A Fast Food Restaurant



Selling On-Site
630 Bypass 25
Greenwood, SC
(SE Corner of Bypass
& N. Emerald Road)

Wednesday • June 21 • 10:00 am

CHECK THESE OTHER VALUABLE PROPERTIES AVAILABLE IN OUR UPCOMING JUNE AUCTIONS:

- **31,856+ Sq. Ft. Office Building in Columbia**
Former Federal Reserve Building with Great Interstate 26 Visibility
- **12.94 Acre Development Parcel in Columbia**
Zoned C-3
- **5 Acre Development Tract in Columbia**
Zoned Multi-Family Housing
- **The Vineyard at Black Creek - Walterboro, SC**
*119 Acre Estate - 5 BR Luxury Home, Pool, & Pool House on
20 Acres Plus 99.120 Acres with Vineyard,
(2) Stocked Lakes, Grass Air Strip, New 7,000 SF Barn,
Caretaker's Home and Barbecue Pavillion*

AUCTION TERMS & CONDITIONS

AUCTION DATE, TIME, LOCATION: The auction will be held on Wednesday, June 21 at 10:00 a.m. Selling On-Site at 630 Bypass 25, (SE Corner of Bypass & N. Emerald Road) in Greenwood, SC.

INSPECTION: The building will be open for inspection on Tuesday, June 6th and June 13th from 10 am to 12 noon.

AGENT FOR THE SELLER: Sperry Van Ness® Commercial Properties, LLC, Sperry Van Ness/Interstate Auction® Company and John L. Johnson, CCIM, (Auctioneers) are acting as agent for the Sellers.

REGISTRATION: All prospective buyers wishing to bid on this property must register and receive a bidder card on auction day. Please come early on auction day to avoid delay. Registration and final inspection starts at 8:00 am. Bidders are required to have in their possession a \$25,000 cashier's check or a check approved by auctioneer, payable to Interstate Auction Company, in order to bid. The cashier's check will be used as the initial down payment by the high bidder.

REAL ESTATE TERMS: Immediately upon the conclusion of the auction the high bidder must sign the Auction Purchase and Sale Agreement and make a \$25,000 earnest money deposit in the form of a cashier's check or approved check payable to Sperry Van Ness. The down payment must be increased to 10 percent of the purchase price within 5 business days of acceptance of the contract by the seller. Closing shall occur with 45 days of contract acceptance.

MINIMUM BID: The minimum acceptable bid is \$200,000.

BUYER'S PREMIUM: A 10% Buyer's Premium will be added to the high bid price to arrive at the contract price.

TERMS OF AUCTION: Sellers and Auctioneers are offering this property "As Is, Where Is" and with all faults, without warranty expressed or implied of any kind or character including without limitation, any warranty of habitability or fitness of a particular kind. Sellers and Auctioneers and their agents will not be responsible for errors or omissions herein. Announcements made sale day take precedence over all other written matter. Conduct of the auction and increments of the sale shall be at the sole discretion of the Auctioneer.

BROKER PARTICIPATION: Broker participation is welcome based on the following terms: A 2% (two percent) commission of the high bid on any property before adding buyer's premium will be paid to any qualified licensed

Real Estate Broker whose prospect is the successful bidder at the auction and closes on the property. To qualify for the commission the Broker must download, complete and submit the broker registration form for this property available at www.interstateauction.com. The registration form must be signed by the prospect and the Broker, and must include the Broker's real estate license number. It must be received at the office of Sperry Van Ness/Interstate Auction® Company, 1100 Johnson Ferry Road NE, Suite 588, Atlanta, GA 30342, (404-303-7997 fax) before any inspection of the property by the prospect, no later than 5:00 PM on the last business day preceding the auction. **UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION.** In addition, to qualify for a commission, the Broker must also attend the auction and sign the purchase and sale Agreement if their client is the winning bidder. Commissions to be paid only upon closing. A commission on the property will be paid only to the first broker registering a prospect. A Broker cannot act as a principal and a broker on the same transaction.

DISCLAIMER: Auctioneer reserves the right to deny any person admittance to any auction. Auctioneer may refuse admittance to or expel anyone from the auction premises for any interference with auction activities, or any act or action which might be considered detrimental to the auction by the Auctioneer. All information was obtained from sources deemed reliable, however, Sperry Van Ness® Commercial Properties, LLC, Sperry Van Ness/Interstate Auction® Company, John L. Johnson, Auctioneers, Sale Managers and all of their agents, Sellers and all of their Agents, will not be responsible for any errors or omissions herein. Oral representations cannot be relied upon as correct. However, announcements made on auction day take precedence over all written matter. Offer void where prohibited by law. The auctioneers shall not be responsible or liable in any way whatsoever if any Seller fails to honor any bid or refuses to close on any contract which may result from this auction. Seller reserves the right to add or delete properties, to postpone or cancel the auction in whole or part, and to modify or add any terms and conditions either prior to or at the auction. Persons buying in the name of trusts, partnerships, corporations or with a power of attorney must have the authorizing documents examined and approved prior to the auction by a representative of the Seller.

www.interstateauction.com

AUCTION

3,321 ± Square Foot Building on
Corner Lot with Triple Road Frontage
Formerly Used As A Fast Food Restaurant



Selling On-Site

630 Bypass 25
Greenwood, SC
(SE Corner of Bypass
& N. Emerald Road)

Wednesday • June 21 • 10:00 am



Sperry Van Ness.

ACCELERATED MARKETING DIVISION
INTERSTATE AUCTION CO. INC.

www.interstateauction.com

John L. Johnson, CCIM

404-303-1232 (ext.12)

Sperry Van Ness®

Commercial Properties, LLC

Alex Graham, CCIM

888-881-9898

AUCTION

3,321 ± Square Foot Building on
Corner Lot with Triple Road Frontage
Formerly Used As A Fast Food Restaurant

Covered
Drive
Thru

This building is situated in an excellent location with frontage on two busy 4-lane thoroughfares, the Bypass and N. Emerald Road and a 2-lane road, Park Terrace Street. Located in an area of Greenwood bustling with shopping, dining and other commerce, including nearby Piedmont Technical College, this building is in a high traffic, high visibility location. Additionally, there is excellent signage on the property adding to its commercial value.

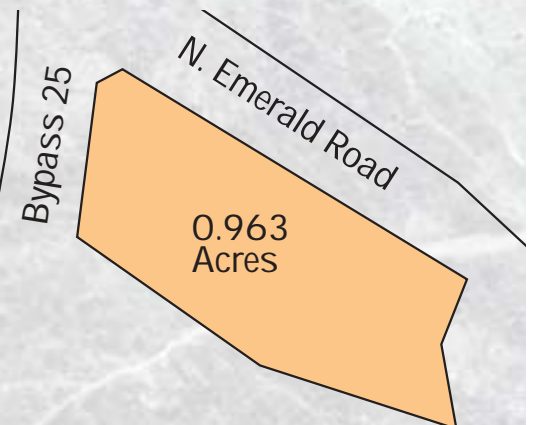


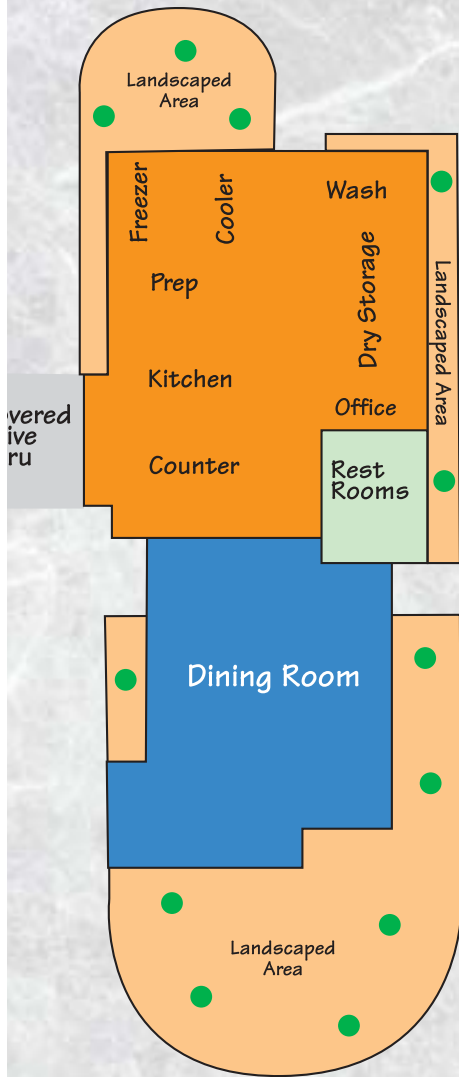
Although originally built and operated as a Hardees Restaurant and later used as a Popeye's



Chicken Restaurant, it could easily be converted for use as many other businesses, including but

not limited to Jewelry Store, Pawn Shop, Bank Location, Retail Store or other facility or another restaurant. With a current road-widening project underway for N. Emerald Road, this area promises more future activity.





BUILDING DETAILS

Areas:	92-Seat Capacity Dining Room, Manager's Office, Grill & Fryer Area, Prep Area, Washing Area, Men's Rest Room: 2 toilets (1 hc); 1 urinal; 1 sink; Ladies' Rest Room: 2 toilets (1 hc); 2 sinks
Year Built:	1984
Power:	3-phase (Duke Energy)
Drive-Through Canopy:	17 ft. x 17 ft.
Kitchen Features:	Walk-in refrigerator: 136"x127", Walk-in freezer: 90" x 137", Stainless steel triple sink, Beverage stations, 3 vent hoods (2 with Aerolator systems)
Land Size:	0.963 +/- Acres
Zoning:	I-1 Industrial District
Utilities:	Electric, Gas, Water, Sewer
Frontage:	TRIPLE Road Frontage: Bypass 25, N. Emerald Road & Park Terrace
Two Driveways:	Bypass 25 and Park Terrace Street
Parking:	54 spaces of which 2 are handicap

www.interstateauction.com