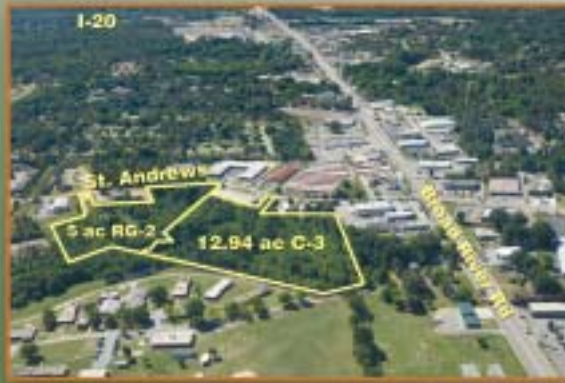


# NOZZLE



## VALUABLE COLUMBIA REAL ESTATE

**Tuesday, June 20 • 1:00 p.m.**  
Sale Site For All Properties:  
**1624 Browning Road  
Columbia, SC**

## DEVELOPMENT LAND TRACTS

St. Andrews Road - Columbia  
*Offered Divided and As A Whole*

- **12.94 Acres**

Zoned C-3, General Commercial

- **5.00 Acres**

Zoned RG-2, Multi-Family Residential

## 31,856<sup>±</sup> SF SINGLE STORY OFFICE BUILDING ON 2.23 ACRES

1624 Browning Road - Columbia



1100 Johnson Ferry Road NE • Suite 588, Atlanta, GA 30342

[www.interstateauction.com](http://www.interstateauction.com)

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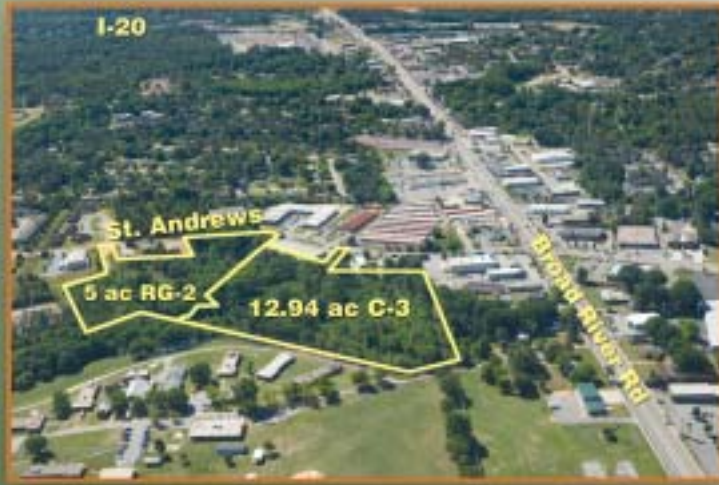
Sperry Van Ness® Commercial Properties, LLC

Alex Graham, CCIM • 888-881-9898

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

- **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*
- **Former Fast Food Restaurant - Greenwood, SC**  
*Great ByPass Location*

COLUMBIA



# VALUABLE COLUMBIA REAL ESTATE

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**Sperry Van Ness**  
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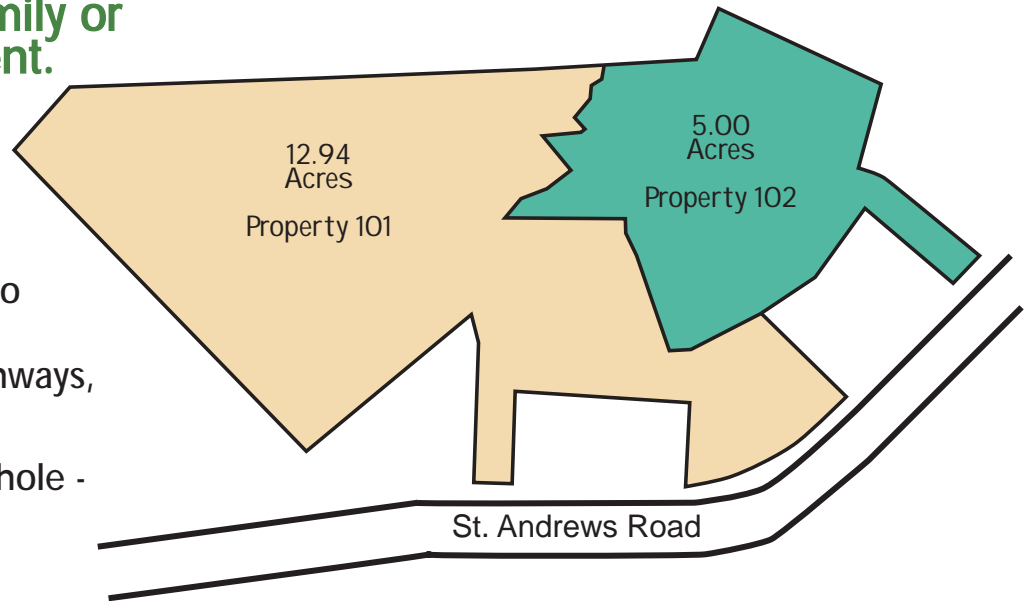
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# ABOUT THE DEVELOPMENT LAND TRACTS

## Great site for multi-family or mixed use development.

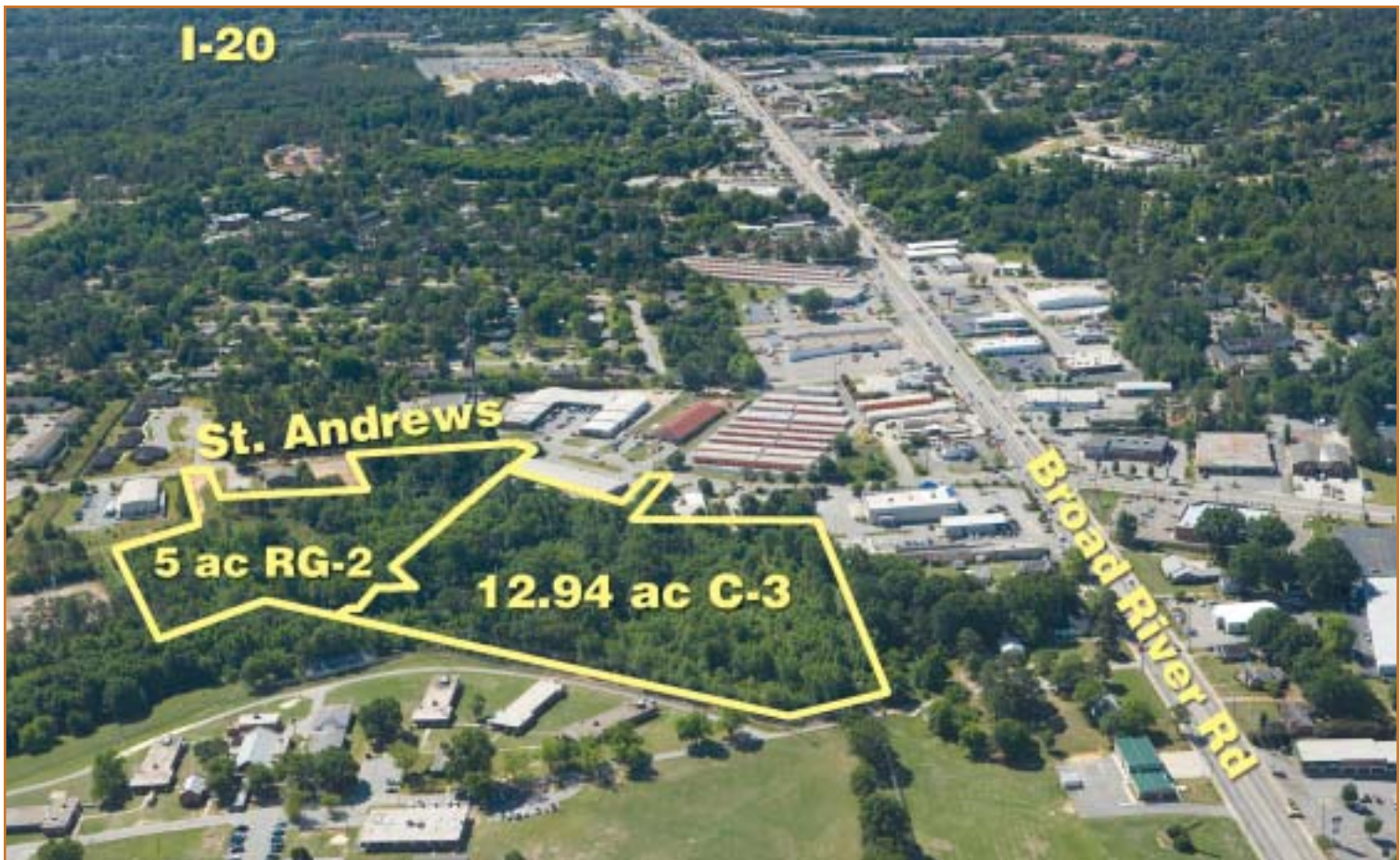
Located on the north side of St. Andrews Road, east of Broad River Road, these land tracts are ideally situated in Columbia, close to schools, shopping, and convenient to interstate highways, I-20 and I-26.

Offered Divided and As A Whole - Bidding will be by-the-acre.



## PROPERTY NO. 101

**12.94 Acres - Zoned C-3, General Commercial**



# PROPERTY NO. 102

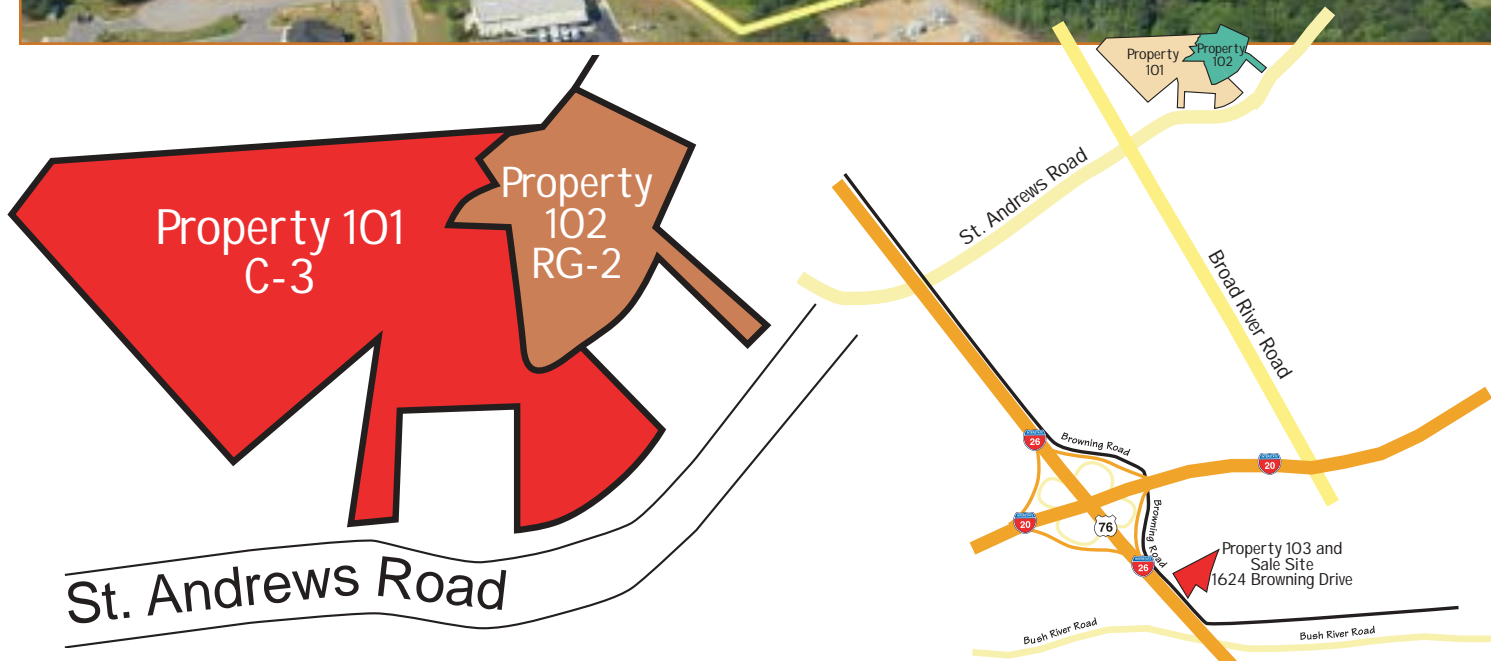
5.00 Acres - Zoned RG-2, Multi-Family Residential

Frontage: 3 places on St. Andrews Road

Utilities: Water, sewer, gas and electric

Zoning: City of Columbia

A topo survey, boundry survey, legal description, Purchase and Sale Contract, Broker Registration Form, Zoning Designations and Permitted Uses, and other useful information is available at [www.interstateauction.com](http://www.interstateauction.com)



# ABOUT THE BUILDING

## PROPERTY NO. 103

### 31,856<sup>±</sup> SF SINGLE STORY OFFICE BUILDING ON 2.23 ACRES

Built in 1974, this building located at 1624 Browning Road in Columbia, was formerly used as the South Carolina Federal Reserve Operations Center. With 31,500 square feet of heated and cooled space on a single level, this building lends itself to a myriad of potential uses.

Zoned C-3, General Commercial, Richland County, those potential uses include: Retail Showroom, Medical Facility, Computer Center, Offices, Call Center and much more. Located at the southeast corner of I-26 @ I-20, this great signature building has very high visibility with easy access from and to I-20, I-26, Bush River Road and St. Andrews Road.

### BUILDING DETAILS

Roof:	Built-up, flat with tar & gravel over metal decking, replaced in 1996
Floor:	Slab on Grade
Exterior Walls:	White Miami Brick Veneer
Structure:	Steel Framing
HVAC:	Forced Air/Gas - 100% heated and cooled
Loading Dock:	192 SF
Covered Picnic Area:	348 SF
Interior:	9' ceilings of 2x4 acoustical tiles
Security System:	Yes
Fire Suppression System:	Halon gas
Computer Room:	Extra HVAC and floating tile floor
Utilities:	Water, Sewer, Gas, Electric
Acreage:	2.23 acres
Parking:	107 spaces
Fencing:	Back parking lot is enclosed by fence.
Topography:	Level
Access:	Two curb cuts on Browning Road

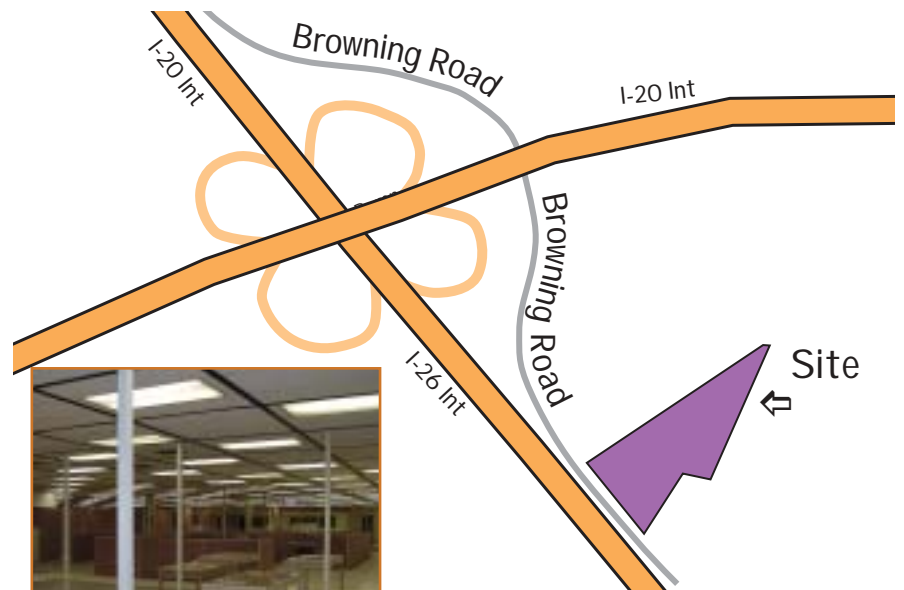




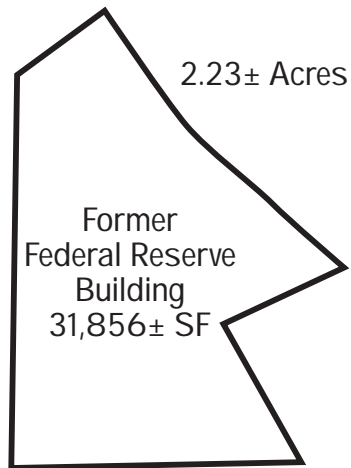
Also included with the building is the following Office Equipment & Furnishings:

- (46) Chairs, (91) Metal Desks/Tables,
- (10) Bulletin Boards, (4) Wood Computer Desks, (250) Shelves, (106) Cabinets, (2) Shopping Carts, (2) Exercise Machines, (2) Rolling Steps, (3) Carts, Pallet Jack, Lamps, Metal Coat Racks, 3900 SF Floating Computer Floor Panels, (144) 4 Ft. Partition Panels, (53) 7 Ft. Partition Panels, Clocks, and Much, Much More.

(This is an approximation only of the items included.)



# PROPERTY NO. 103 (Continued)



Browning Road

Interstate 26



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# AUCTION TERMS & CONDITIONS

**AUCTION DATE, TIME, LOCATION:** The auction for all properties will be held on Tuesday, June 20 at 1:00 p.m. The sale site for all properties will be at the former Federal Reserve Building located at 1624 Browning Road, Columbia, SC.

**Directions to Sale Site:** Take I-26 to Bush River Road. Go east on Bush River Road. First street on left after I-26 is Morninghill Drive. Turn left (north) on Morninghill Drive. Turn left on Burnett Drive (1st street on left). Burnett Drive becomes Browning Road.

**INSPECTION:** Land tracts may be inspected at any time. The building will be open for inspection on Tuesdays, June 6th and June 13th from 1 to 3 PM each day.

**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 these properties must register and receive a bidder card on auction day. In order to register to bid, bidders must have in their possession a \$25,000 cashier's check or approved personal or company check payable to Interstate Auction® Company to be used for their initial deposit should they be declared the high bidder. Please come early on auction day to avoid delay.

**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. 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 within 45 days of contract acceptance.

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

**TERMS OF AUCTION:** Sellers and Auctioneers are offering these properties "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 these properties

available at [www.interstateauction.com](http://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, CCIM, 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.



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