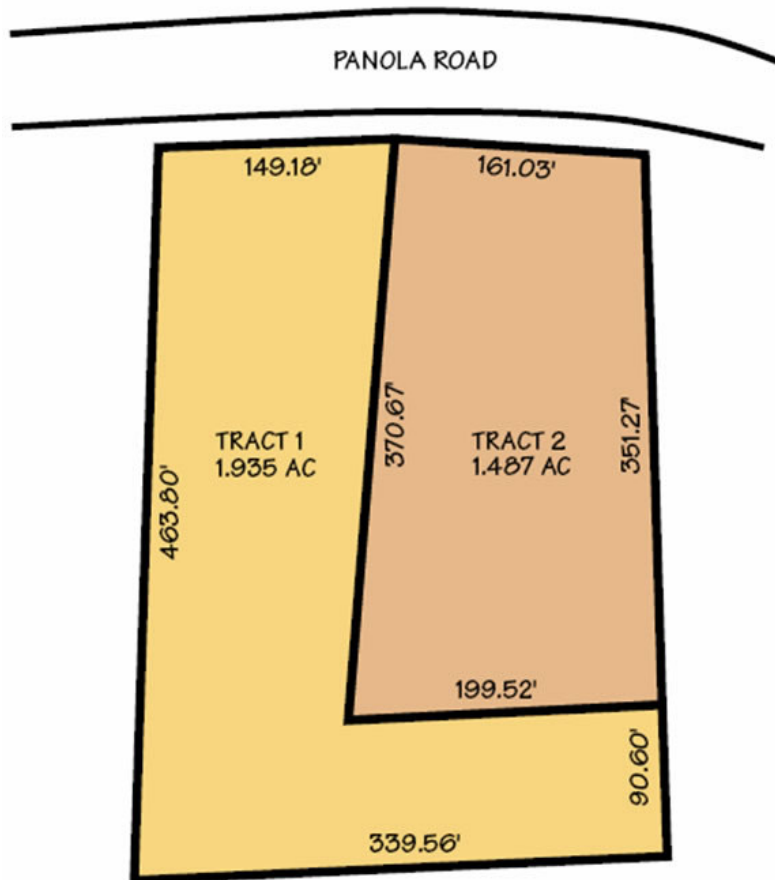


A U C T I O N

Wednesday , September 13th, 10 AM On Site at ...Rain or Shine

CARAVAN AUCTION | 7 COMMERCIAL PROPERTIES
2551 & 2563 Panola Road - Lithonia, Georgia 30058



AUCTION #210 | 3.432 ACRE COMMERCIAL (C-1)

Tract 1 - 1.935 Acres | Tract 2 - 1.497 Acres

See Reverse Side For More Auctions!

TERMS AND CONDITIONS

1. A 10% Buyer's Premium will be added to the high bid to arrive at the final contract price for the property.
2. 10% down the day of the auction as earnest money and the balance of the contract price shall due on or before 30 days from the date of the auction.
3. Property is being sold "As Is, Where Is" and with all faults, without any warranty express or implied by the Seller and the Auctioneer.
4. Brokers Protected...Please Call for more detailed broker participation requirements.

For More Detailed Information & PIP (Property Information Package)...Please Call or Visit Our Website

404.303.1232 x 30



interstateauction.com

METRO ATLANTA AUCTIONS

7 COMMERCIAL PROPERTIES

TUESDAY, SEPTEMBER 12 & WEDNESDAY, SEPTEMBER 13

#101 - Selling Onsite 9-12-2006 @ 10:00 AM

OFFICE CONDOMINIUM

580 West Crossville Road, Suites 103 & 104, Roswell

Description: Spacious and Private Professional Office Condo comprised of two suites selling as one unit - Units 103 & 104: Total 2,440^{sq} ft. All Brick Construction; High Quality Interior Finishes; Great location just 3.8 miles west of GA 400. **Special Showings:** Tuesdays, Aug. 29 & Sept. 5; 2 to 4 PM.



#102 - Selling Onsite 9-12-2006 @ 1:00 PM

30,056^{sq} SF LOT ZONED O&I

Holcomb Bridge Road, east of US 141 & Peachtree Industrial Blvd, Peachtree Corners, Norcross
Minimum Bid \$199,000

- Ideal Office Location
- Easy Access to I-285
- Zoned O&I
- All Utilities

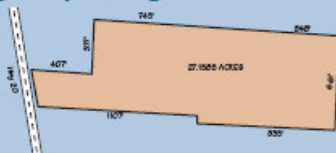


#103 - Selling Onsite 9-12-2006 @ 4:00 PM

27^{1/2} ACRE DEVELOPMENT TRACT

6050 Georgia Hwy 20, Loganville

Description: This 27.1585^{1/2} Acre Tract has Commercial Potential.

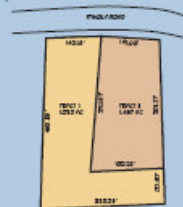


#201 - Selling Onsite 9-13-2006 @ 10:00 AM

3.432^{1/2} ACRE COMMERCIAL LAND

2551 and 2552 Panola Road, Atlanta

Description: Zoned C-1, Commercial, with a total acreage of 3.4^{1/2} Acres, this tract is being offered divided into two tracts: Tract 1: 1.935^{1/2} Acres
Tract 2: 1.497^{1/2} Acres



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#202 - Selling Onsite 9-13-2006 @ 1:00 PM

55.8^{1/2} ACRE CORNER COMMERCIAL LAND

NE Corner of Hwy 85 North & Corinth Road, Fayetteville

Description: This 55.8^{1/2} Acre Tract, zoned CH-Highway Commercial, has 3,155^{1/2} Feet of Triple Road Frontage: Hwy 85, Corinth Road & Carter Road. Ideal site for mixed use development.

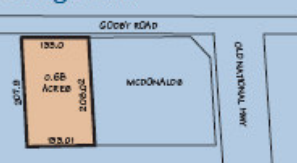


#203 - Selling Onsite 9-13-2006 @ 4:00 PM

0.68^{1/2} ACRE RETAIL OUT-PARCEL

Godby Road, College Park

Description: Zoned C-2, this 0.68^{1/2} Acre Retail High Exposure Out Parcel is ideally situated behind the McDonalds on Old National Highway with frontage and access on Godby Road, only 1/4 mile from I-85 & I-285. All utilities onsite.



#204 - Selling Onsite 9-13-2006 @ 4:00 PM

3.14^{1/2} ACRE CORNER RETAIL OUT-PARCEL

Corner of Godby Road and Godby Place, College Park

Description: Zoned C-2, this 3.14^{1/2} acre retail out-parcel is conveniently located at the corner of Godby Road and Godby Place.



Sperry Van Ness
ACCELERATED MARKETING DIVISION
INTERSTATE AUCTION CO. INC.

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404-303-1232 (ext 30)

DIRECTIONS

- #101** - From 400 N, take the GA-140 W exit 7B to Roswell - go 0.3 mi, turn right and continue on Holcomb Bridge Rd - go 1.6 mi, continue on E Crossville Rd (Hwy 92) - go 1.3 mi, continue straighton W Crossville Rd (Hwy 92) - go 1.5 mi, make a U-turn at W Crossville Rd - go 0.4 mi and turn right into Crossville Common and follow the auction signs to the property.
- #102** - From I-285, take the Peachtree Industrial (GA-141 N) exit 31B, bear right at Peachtree Industrial Blvd - go 4.2 mi to Holcomb Bridge Road, turn right at Holcomb Bridge Rd NW - go 0.6 mi to the property on the left, look for auction sign.
- #103** - From Highway 78 in Loganville, take Georgia Hwy. 20 southwest—go 4 mi to the property on the left, look for the auction sign.
- #201** - From the intersection of I-20 and I-285 go west on I-20 to Panola Rd (exit 71) - turn left on Panola Road - go .9 mi to the property on the left, look for the auction signs.
- #202** - From I-75 S, take exit 235 to Griffin (US-19)/Jonesboro (US-41) - go 5.3 mi, turn right at Fayetteville Rd (GA 54)- go 3.4 mi, turn right at Corinth Rd - go 2 miles to GA 20 and look for the auctions signs.
- #203/#204** - From I-75/I-85 from downtown Atlanta go 3.4 mi to I-85 S and go 6.3 mi, take the GA-14-SPUR/GA-279 exit 69 - go 1.0 mi, turn left at Old National Hwy - go 0.4 mi, turn right onto Godby Road and look for property #203 on the left next to McDonalds, drive .3 mi and turn left onto Godby Place, property #204 is on the left, look for the auction signs.