

REAL ESTATE AUCTION

**Commercial Retail Store/ Warehouse/ Storage
Building - 32k Sq. Ft. - Location - Location
Former Horton Hardware Store Facility**

198 Main Street, Afton, NY

Thursday October 10, 2024 6:00PM

Auction To Be Held Onsite At The Property In The Center Of Afton, NY
Commercial Retail Store/Warehouse/Storage Building, 32k Sq Ft., Lots
Of Possibilities - Location - Location
Live Onsite Bidding Only Auction

A Great Opportunity For A Large Commercial Building, Half Mile Off I-88. Property Has Been Maintained! Former Hardware Store & Currently Part Is A Grocery Store. Property Consists Of A 32k Sq. Ft Building With Lots Of Options And Possibilities! The Main Floor Is Approx. 12k Sq. Ft., That Is All Heated w/ (5) Offices, Counter Area. Part Of The Main Floor Is A Beautiful Clear Span Addition That Is Approx. 80'x80' - 1-Story, Steel Building. Lower Level - Is 3 Parts; 1st Part Is 5k Sq. Ft. Retail Area / Store Area. 2nd Part Is A Leased Area To A Local Grocery Mart, Which Is 4800 Sq. Ft. Have A Lease In Place Until 12/25. Excellent Tenants And A Great Draw To The Building. 3rd Part Is A Beautiful High Ceiling Clear Span Addition, Approx. 50' x 80' w/ (3) Overhead Doors, Also Has (3) Mini Storage Units That Are Rented Out. Over This Addition There Are (2) Overhead Storage Areas With High Ceilings. 3rd Level - Upper Level Is A 3500 Sq. Ft. Storage Area With An Older Elevator - Lift To Get Items Up To. Property Has Coal & Oil Heat, You Can Use One Or The Other Or Both. Had New Oil Boilers 4 Years Ago. Property Is On A Corner, In The Middle Of Town And Close To The Interstate. (3) Parcels Total Up To About 1 Acre. Must See This Property To Appreciate It!! (3) Parcels Are Selling As 1 Package. Chenango County, Tax Map ID's: #289.11-1-3, 289.11-1-7.3, 289.11-1-4. A Good Building With Many Possibilities!! Come Bid Your Price!!

Open Houses: Thursday, October 3, 4:30PM-6PM; Monday, October 7, 4:30PM-6PM, Or The Day Of The Auction From 4:30PM Until Auction Time.

Terms Of Auction: 15% Down Payment Of Total Purchase Price Due Day Of The Auction. 10% Buyers Premium / Auctioneer Fee Charged On Final Bid, Which Is Added To The Final Bid. The Total Equals The Total Purchase Price. Balance Due At Closing In 35-40 Days. Property Sold With Good Marketable Title. Property Sells As-Is, Subject To No Contingencies. Be Prepared To Close In 30 Days. Properties Will Be Sold Subject To Very Realistic & Reasonable Owners Confirmation Of High Bid.

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