

# ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

1401 EAST MAIN STREET, BLYTHEVILLE, AR 72315

**BIDDING CLOSES: 5PM ~ WEDNESDAY, FEBRUARY 14, 2024**

**VIEWING: SUNDAY, FEBRUARY 11TH ~ 12-2PM**

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)



DAVID PHILLIPS • 870-761-1422 • AR#714

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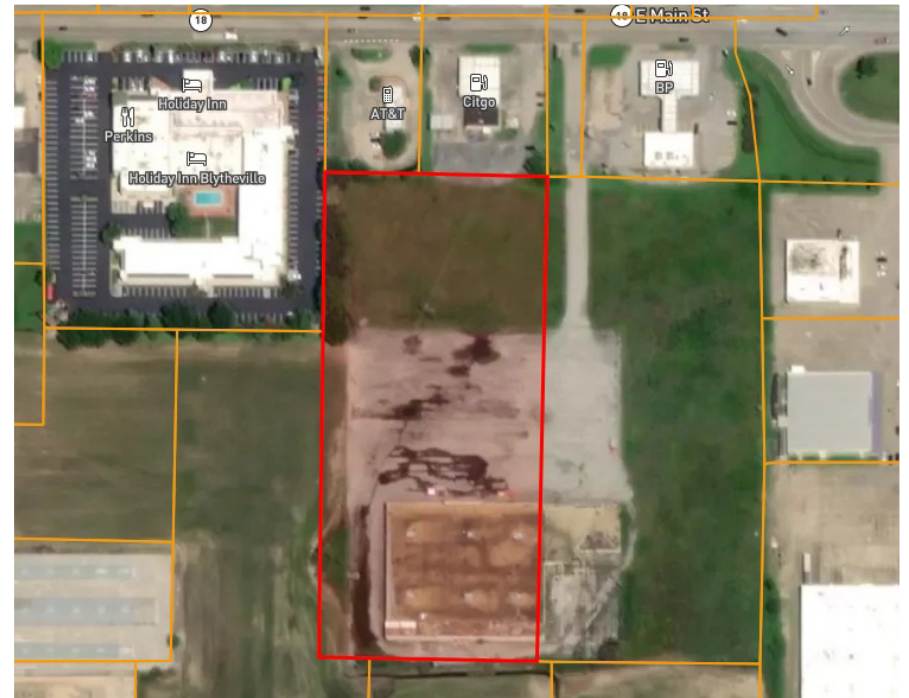
Family Owned & Operated Since 1991

**\*\* ABSOLUTE AUCTION \*\***

In Conjunction With  
**Adam's**  
Auction & Real Estate Services, Inc.  
618-234-8751  
Adam Jokisch  
Mobile (618) 530-8751

**50,400± SF  
COMMERCIAL  
BUILDING**







# GENERAL INFORMATION & AUCTION TERMS



1975

YEAR BUILT

5.89± AC

LOT SIZE

50,400± SF

BUILDING SIZE

B-3 - COMMERCIAL

ZONING

\$7,306

2022 TAXES

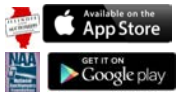
## ABSOLUTE AUCTION! PROPERTY WILL SELL TO HIGHEST BIDDER REGARDLESS OF PRICE!

Potential filled 50,400± SF commercial building on 5.89± acres in Blytheville, AR! The building was built in 1995 and previously used for retail and will need to be remodeled or replaced before use. All public utilities are available on-site but are not currently operational. The property is situated near other local established businesses and located one block off Interstate 55. Do not miss this great commercial opportunity!

### PARCEL NUMBER

P.I.N	Size	Amount
305-00219-525	5.89+/- Acre	\$7,306

Terms: \$15,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days 10% or \$5,000 Minimum Buyers Premium  
List subject to change without notice  
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169  
Any announcement made day of sale takes precedence over any printed material



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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.



# PROPERTY PHOTOS

