

COMMERCIAL BUILDING ONLINE ONLY AUCTION

624 S 10TH AVENUE
STERLING, CO
NO RESERVE
Listing #192003

Bidding Opens: Mar 25, 2020 @ 8 am - Bidding Closes: Mar 27, 2020 @ noon



JOIN US!
Watch and/or submit bids at the Bid Closing
Friday, March 27, 2020, 10 am - 12 Noon
Reck Agri Auction Center, Sterling, CO



535 E Chestnut, PO Box 407
Sterling, CO 80751
marcreck@reckagri.com
visit: www.reckagri.com
970-522-7770 or 1-800-748-2589



For Further Information Contact:
Marc Reck, Broker or Ben Gardiner, Broker Associate



TERMS & CONDITIONS

ANNOUNCEMENTS MADE BY RECK AGRI REALTY & AUCTION (HEREINAFTER REFERRED TO AS BROKER) AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL.

PROPERTY OVERVIEW: 624 S 10th Ave Commercial Building is being offered for sale at an ONLINE ONLY AUCTION with NO RESERVE. This property is located at 624 S 10th Ave, Sterling, CO. Refrigeration and retail space with office and restrooms. Built in 2007, the building includes 3,800+/- sq. ft. and sits on nearly a half acre lot; zoned Light Industrial. Many possibilities.

TERMS AND CONDITIONS:

ONLINE BIDDING PROCEDURE: The 624 S 10th Ave Commercial Building property will be offered for sale as one parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on March 25, 2020. The auction will "soft close" @ 12:00 noon, MT on March 27, 2020. Bidding remains open on the parcel as long as there is continued bidding. Bidding will close when 5 minutes have passed with no new bids.

To bid at the online auction:

1. Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit www.reckagri.com and click on the 624 S 10th Ave Commercial Building Property Auction property page to register to bid.
2. Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below.
3. If you have questions regarding the bidding process and/or registration, call Reck Agri Realty & Auction at 970-522-7770.

BIDDER REQUIREMENTS: Requirements for Buyer(s) to be approved to bid online: 1.) Review and agree to the terms and conditions of the detail brochure; 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies; and 3.) Sign and return to Reck Agri Realty & Auction the Bidder Approval Request form. Reck Agri Realty & Auction reserves the right to refuse registration to bid and/or bids from any bidder. Bidding increments are at the discretion of the Broker. Detail Brochure may be obtained by visiting the 624 S 10th Ave Commercial Building property page at www.reckagri.com or by calling Reck Agri Realty & Auction.

SALE TERMS/PROCEDURE: The "624 S 10th Ave Commercial Building PROPERTY AUCTION" with NO RESERVE is an online only auction to be offered as one parcel. Competitive bids will determine the outcome of the auction. Seller agrees not to accept and negotiate any contracts to purchase prior to auction date. Bids will be taken for total purchase price.

SIGNING OF PURCHASE CONTRACT: Immediately following the closing of the auction, the highest bidder(s) will sign Brokerage Disclosure and will enter into and sign a Contract to Buy and Sell Real Estate (Commercial) for the amount of the bid. Required earnest money deposit to be in the form of a personal, business, or corporate check for 15% of the purchase price which is due upon the signing of the contract and to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Terms and conditions of the detail brochure and announcements shall be incorporated and made a part of the contract. Sample contract is available within the detail brochure.

CLOSING: Buyer(s) shall pay in good funds, the balance of purchase price plus their respective closing costs, and sign and complete all customary or required documents at closing, which is on or before April 24, 2020. Closing to be conducted by Stewart Title

of Sterling and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Special Warranty Deed free and clear of all liens. Title Insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Buyer(s). The Buyer(s) to receive a TBD title commitment within detail brochure, updated title commitment with Buyer(s) name, lender, purchase price, and all supplements and additions thereto after auction, and an owner's title insurance policy in an amount equal to the Purchase Price after closing. Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations; and other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record. Title commitments are available for review within the detail brochure and title commitment and exceptions will be incorporated and made a part of the Contract to Buy and Sell Real Estate (Commercial).

POSSESSION: Possession of the property upon closing.

PROPERTY CONDITION: The prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions and the property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

REAL ESTATE TAXES: 2020 real estate taxes payable in 2021 to be prorated to the day of closing.

ANNOUNCEMENTS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. Property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker. Reck Agri Realty & Auction does not offer broker participation for the "624 S 10th AVE COMMERCIAL BUILDING PROPERTY AUCTION". Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bidding increments are at the discretion of the Broker.

A DETAIL BROCHURE is available upon request and is REQUIRED to bid at the auction, via cell phone, or online bidding. It includes the terms and conditions of the auction, pertinent facts, title commitment Contract to Buy and Sell Real Estate (Commercial). For additional color photos visit the "624 S 10th AVE COMMERCIAL BUILDING PROPERTY AUCTION" Visual Tour on our website: www.reckagri.com.

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MAPS | PROPERTY DESCRIPTION

COMMERCIAL BUILDING

Commercial Building with refrigeration and retail space located at 624 S 10th Ave, Sterling, CO. Building was constructed in 2007, measures approximately 3,200+/- sq. ft. and is fully ADA accessible. Two restrooms, offices, and retail space with refrigerated display cases. Cooled processing floor with 1,500 gallon grease trap, two walk-in coolers, and one walk-in freezer add an additional 360+/- sq. ft. Zoned Light Industrial; lot is nearly one-half acre with good road frontage and ample parking space. RE Taxes: \$4,827.90 (2019)

Starting Bid: \$50,000 (No Reserve)



Reck Agri Realty & Auction
PO Box 407
Sterling, CO 80751

Watch ONLINE on the
Reck Agri App.
Register for online bidding 24 hrs
in advance.

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MARCH 2020						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

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