

# COMMERCIAL LAND AUCTION!

**SAT • June 22 • 11am**

**3 Lots  
Zoned-  
CL**

**Sold individually or  
in combination**



**772-562-5015**

For additional terms, please visit:

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AB128/AU155

# Rutz 27th Ave SW- Retail Center

- (3) Lots - Each lot has 231' frontage and 253' depth
- Zoned (CL) Limited Commercial
- Prime Location- Near Intersection of Oslo Road & 27th Ave SW
- Total land size including easements is 4.86 Acres (693' x 305')

## **Terms:**

The winning bidder to deposit 10% in Auctioneers Escrow account at the Auction, and pay balance at closing within 30 days. Title Insurance & State Doc Stamp paid by Seller. 10% Buyer's Premium. Personal check accepted.

## **Method of Sale:**

Each lot will be Auctioned separately, subject to bulk bid

## **Confirmation:**

Seller shall have the right to accept and confirm the top bid(s) at the Auction.

## **Some Permitted Uses:**

Banks, professional offices, pawn shop, auto & home supply, restaurants, liquor store, florists, Places of Worship, horticultural & landscaping, pet grooming, laundry, beauty/barber shop, fitness center, medical & dental, hardware store, retail bakery, child & adult care.

May not be used for: convenience store with gas pumps, gas station, Family Dollar Store, Bills' dollar store, Fred's, Dollar Tree, 99 only, Deals, Big Lots, Walgreens, CVS, Rite-Aid, Walmart

**Estimate of Value: \$200,000-\$350,000 per lot**

27th Avenue SW

75' Common Access & Utility Easement

Lot 5  
231' x 253'

Lot 4  
231' x 253'

Lot 3  
231' x 253'



Lot 2



Lot 1

53' Buffer from adjacent condos "Upland Preserve"

Oslo Road/ 9th St SW