

Hartman Auction Group 3500 SW Corporate Way, Suite 202 Palm City, FL 34990 Ph: (772) 872-6045 www.hartmanauction.com

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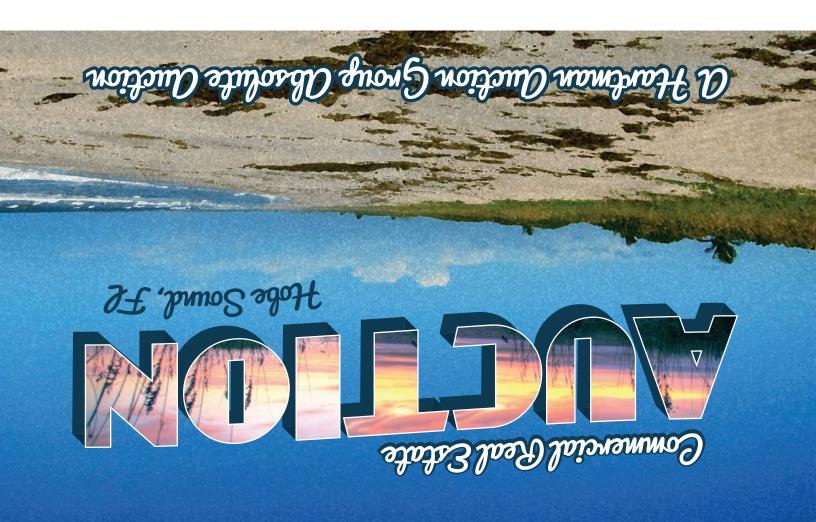
#### **ABSOLUTE AUCTION**

# COMMERCIAL PROPERTY US 1 FRONTAGE

8.75 +/- AC TO BE SOLD
11335 SE Federal Hwy, Hobe Sound, FL, 33455



Wed, June 25th 12 Noon MORE INFO INSIDE





# 11335 SE FEDERAL HIGHWAY HOBE SOUND, FL, 33455 12:00 NOON



By Order of the Trustee and Personal Representative of the Estate of Philip Algozzini.

#### Terms and Conditions

Public is welcome. A \$25,000 cashier's check must be displayed in order to bid for each property. Properties are being sold to the highest bidder, regardless of price. A deposit of 10% of the total contract will be collected the day of the auction with the balance due on or before July 25, 2014. TIME IS OF THE ESSENCE. 2014 taxes will be the responsibility of the buyer. A 10% buyer's premium will be applied to the top bid made and taken and will be included in the total contract price. Buyer will be responsible for all closing costs. Bidder information package available upon request. Property is being sold as-is, with no warranties or representations being made. Auctioneer represents the seller in this transaction. The auction will be audio recorded to provide a permanent record of this event. Broker participation available. Call to qualify and register. Announcements made at the auction take precedents over any printed materials.



#### To be sold individually or in combination.

### Parcel One

0.27 +/- Acres with 115 ft of US 1 Frontage 4,186 SF Concrete Block Commercial Building **Zoning: R-3A Liberal Multiple Family District General Commercial Land Use** 

### Parcel Three 1.56 +/- Acres

1,812 SF Residential Home with Pool

Zoning: R-3A Liberal Multiple Family District

General Commercial and Medium Density Land Use

For More Information www.HartmanAuction.com 772.872.6045

#### Parcel Two

0.47 Acres with 115' of US 1 Frontage 1,664 SF Single Family Residence **Zoning: R-3A Liberal Multiple Family District General Commercial Land Use** 

## Parcels Four and Five

6.43 +/- Acre Development Parcel

Four - 2.13 Acres

Five - 4.3 Acres with Frontage [305' on Dixie Highway and Lares Avenue]

Zoning: R3-A Liberal Multiple Family District **B-1 Business District** 

**Medium Density Future Land Use** [8 Units/Acre]

