



Hartman Auction Group  
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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



*A Hartman Auction Group Absolute Auction*

*Hobe Sound, FL*  
**AUCTION**  
*Commercial Real Estate*





**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.



**June  
25**

**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](http://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]

