

AUCTION

FRIDAY, MAY 15th @ 1:00 PM

PRIME COMMERCIAL REAL ESTATE



**1105 - 1113 LYNN GARDEN DRIVE
KINGSPORT, TN 37665**

This Prime Commercial Property is located in the heart of Kingsport, TN. The traffic count here is huge. This property offers 600 feet +/- of corner lot road frontage on one of the busiest highways in the Tri-Cities. The property will be offered in two tracks and as whole. Tract #1 is 1113 Lynn Garden Drive, the former Lynn Garden Hardware building with approximately a 20,000 SQ./FT. large parking lot and corner green space. Tract #2 is 1105 Lynn Garden Drive, the former Lynn Garden Restaurant building with approximately 4,000 SQ./FT. and an approximately a 1,000 SQ./FT. apartment with large parking area and corner green space. Buy one or buy both, your choice. The opportunity for income here is great, as well as the investment.

See map on web-site.



DIRECTIONS: From 11W take Hwy 36 (Lynn Garden Drive) to Gate City, VA * Property will be on your right * See signs

VIEWING: Viewing of real estate will start at 12:00 PM on day of sale, or call our office for a private showing *

REAL ESTATE TERMS: 10% down on day of sale * Property sold "as is-where is" with no warranties or representation of any kind * 10% buyer's premium added to high bid to determine the final contract price * Announcements made day of sale take precedence over all others * Property will be sold in tracts and as whole, 5% grouping fee will apply. This is a live, on-site auction *



The Regions Real Estate Auction Company

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