

# AUCTION

55,000+/- SF Retail Space on 7.9+/- Acres



## PROPERTY PREVIEWS:

12-2 PM, Thursday, Sept 5<sup>th</sup>  
12-2 PM, Thursday, Sept 12<sup>th</sup>



Max Spann  
Real Estate & Auction Co.  
P. O. Box 4992  
Clinton, New Jersey 08809

A licensed NJ Real Estate Broker



## TERMS AND CONDITIONS

**Registration:** On-line, by fax and at property previews  
Sept 5 and 12, 12-2PM and day of Auction beginning at noon.

**Date and Place of Auction:** September 27, 2013, 1 PM,  
Holiday Inn Select, 111 West Main Street, Clinton NJ.

**Terms of Sale: Auction Requirements: A 10% deposit of the contract price is required auction day upon execution of the contract. All bidders must be pre-registered and are required to have a bank cashier's check in the amount of \$50,000. This check should be made payable to yourself and endorsed to Escrow Holder after completion of auction. A second check is required in the form of a personal check for the balance of the 10% deposit. NO EXCEPTIONS PLEASE!**

**A 10% Buyer's Premium** will be added to the final bid and be included in the total contract price.

Auctioneer reserves right to deny admittance to any person. Auctioneer may alter terms of sale through announcement on Auction Day.

**Contract:** The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment (earnest money). This is an Auction Sale and is not subject to an attorney review period. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction.

**Closing:** Will be on or before 45 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashiers check.

**Broker Participation:** Invited, call for details.

**Disclaimer:** THE PROPERTY IS SOLD "AS IS". All information regarding the properties for sale are from sources deemed reliable, but no warranty or representation is made by the Seller, Auctioneer, Realtor, Affiliates or Employees of the Realtor as to the accuracy or reliability thereof and same is subject to errors, omissions, other conditions, or withdrawal without notice. Prospective Purchasers must rely solely upon their own investigations and due diligence.

**Financing:** Available to qualified buyers, purchase is not contingent on purchaser financing.



# AUCTION

Major Retail Redevelopment Opportunity

55,000+/- SF Retail Space

Route 31, Clinton, Hunterdon County, NJ

September 27<sup>th</sup> 1PM

**Minimum Bid \$550,000**

# 55,000+/- SF Clinton – Superb High Traffic Location

**AUCTION DATE:**  
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**C-1 COMMERCIAL ZONING**  
**RETAIL - OFFICE - RESTAURANT**

**Minimum Bid \$550,000**



Shopping and Dining along Main Street



**7.9+/- Acres**

- Located in highly desirable Clinton NJ
- 3rd Wealthiest County in US according to the 2012 US Census
- Median household income \$101,000+
- At signalized intersection
- Ample road frontage on Route 31
- In high barrier-to-entry market
- Plenty of parking to accommodate big box retailer
- Less than an hour to Manhattan

**1712 Route 31, Clinton, Hunterdon County, NJ 08809**

**Directions to property:**

**Route 78 West:** Take Route 78 West to exit 17 for Route 31 North toward Clinton/Washington. Merge onto Route 31 North. Continue for 1.6 miles to property on the Right.

**Route 78 East:** Take Route 78 East to exit 16 for Route 31 North toward Washington. Continue through the intersection and follow signs for Route 31 North. Merge onto Route 31 North. Continue for .8 mile to the property on the Right.

**AUCTION LOCATION: Holiday Inn 111 West Main Street, Clinton NJ.**

**Directions to auction location:** Take Route 78 West to Exit 15, at top of exit continue straight through traffic light. The Holiday Inn Select of Clinton is 1/4 mile on the left.



**888-299-1438 / maxspann.com**

**OVER 50 YEARS OF TRUSTED SERVICE**  
**NEW YORK:** 370 Lexington Avenue, New York, NY 10017  
**NEW JERSEY:** Clinton, New Jersey 08809

