

# real estate auction



**968 MEDICAL RIDGE ROAD  
CLINTON, SC 29325**

**Auction Date:** Tuesday, March 14, 2017 at 1:00 pm

**Auction Contact:** Darron Meares, CAI, SCAL 3737  
864-444-5361

**Auction Information:** Commercial Office or Sales Center

**Laurens County Tax IDs:** #534-00-00-063

**Office Features:**

- 4800 sq ft +/-
- Brick construction with new roof installed July 2016
- Situated on a 0.6 acre lot directly behind Laurens Memorial hospital and near many medical and office buildings.
- 12+ parking spaces
- Professional office space
- Currently configured with large open center section with office areas and restrooms on each side.

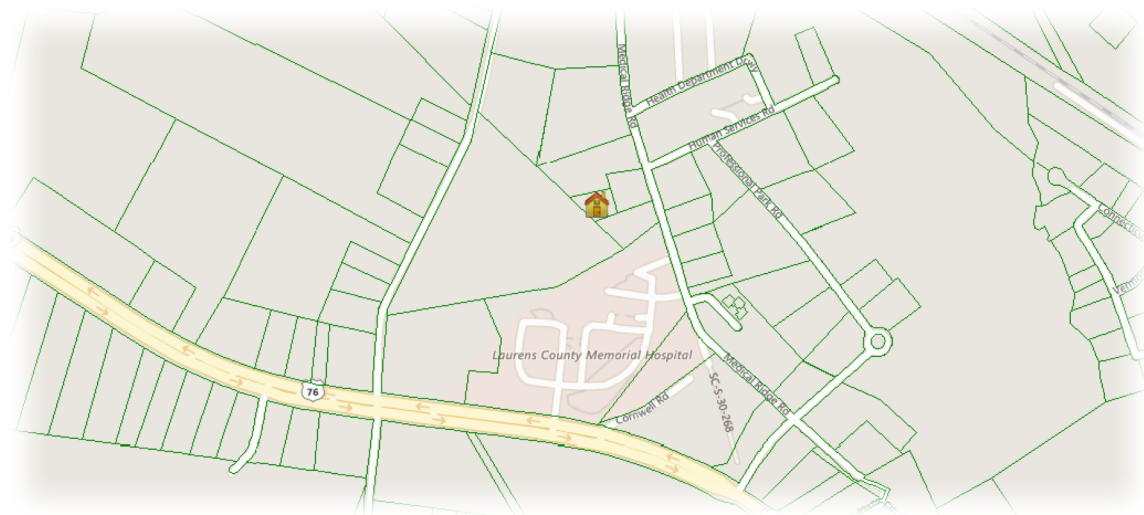
**Area Interests:**

- Laurens County Memorial Hospital
- Laurens County Community Care Center
- Piedmont Technical College Campus
- Laurens County Chamber of Commerce
- Vocational Rehab – Laurens Area Office

Many uses for this property!



Meares Land & Auction Company  
315 Eastview Road – Pelzer, SC 29669  
864-947-2000 / office  
Larry J. Meares, BIC, SCAL 109  
David J. Meares, Agent, CAI, SCAL 620  
Darron Meares, Broker, CAI, SCAL 3737



### **Auction Terms for 968 Medical Ridge Road, Clinton, SC – Commercial Office Building:**

- Seller will pay any outstanding liens, property taxes prorated to the date of closing and title search. Buyer(s) will pay all other closing costs including, but not limited to, attorneys fees, for preparation of the deed, for the recording stamps on the deed, or any purchasers mortgages, survey if required and other normal closing costs.
- A Ten Percent (10%) Buyer's Fee will be added to the final bid to arrive at the Contract Sales Price. An Escrow Deposit of Ten Thousand Dollars (\$10,000) will be due on day of Auction with balance due within 30 days after the high bid is accepted
- This property is being sold "AS-IS". Seller makes no warranty, express or implied, as to the title of the property or zoning of the property except as warranted by its deed. The sale is not contingent on any financing, appraisal or inspection reports.
- Announcements made day of Auction take precedence over any previous announcements or advertisements
- Broker Participation Invited.

**Agency:** Auctioneer is representing the seller(s) in this transaction

**Please note:** This auction is not subject to any contingencies, financing or buyer requests. You are buying this property as it sits, so bid your price on auction day!

### **Real Estate Notes:**

- Preview by appointment outside of published open house dates.

### **Broker Participation:**

- Complete the Broker Participation Form on our website or we can email one to you.
- Submit prior to 48 hours of auction date and time.
- Show the property to your client prior to auction date.
- Attend auction with your client

**For upcoming auction information on other property listings, visit our website at [MearesAuctions.com](http://MearesAuctions.com)**

