

12,460 SQ. FT.  
INDUSTRIAL BUILDING  
4,207 SQ. FT.  
LOT WITH VACANT HOUSE

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TUESDAY, JUNE 24 – 3:00 PM  
2104 Cypress Street  
Port Huron, Michigan

**Lender  
Ordered  
Sale!**

Community Central Bank, Owner

# LENDER ORDERED AUCTION



**REAL ESTATE TERMS:** 10% Buyer Premium. 20% Certified Deposit Due on Day of Sale, Balance due at Closing within 30 days. Attorney John Bartley, O'Reilly, Rancilio P.C. (586) 726-1000 represents the Seller. Selling Subject to Owner Confirmation. Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED. See Bidder Kit for Complete Terms. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction will take precedence over any material published about this event. In all transactions, Auctioneer is acting as an agent for the Seller.

# AUCTION

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**Lender Orders Immediate Auction! Auction will be held On-Site!**



**TUESDAY, JUNE 24 – 3:00 PM**  
**12,460 SQ. FT. INDUSTRIAL**  
**BUILDING WITH OFFICES**  
**ON 0.6 ACRES INCLUDING**  
**4,207 SQ. FT. ADDITIONAL LOT**

2104 Cypress Street  
Port Huron, Michigan

21<sup>st</sup> & 22<sup>nd</sup> Street Frontage  
Zoned M-1, Light Industrial District  
City Water & Sewer

4,207 Sq. Ft. Lot includes Vacant Home  
Ideal for Additional Parking or Expansion

11,540 Sq. Ft. Warehouse Space  
920 Sq. Ft. Office Space

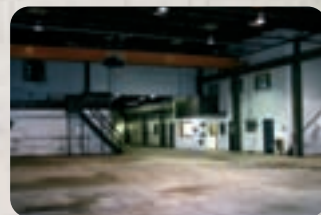
Built in 1950, Additions in 1985 & 1990  
Building has Front Office with Warehouse in Rear  
Multiple Offices, Meeting Room, Restrooms  
2<sup>nd</sup> Story with Office & Storage Area  
One Overhead Door in Warehouse

14' & 24' Ceiling Clearance

Reinforced Concrete Floor

Craneways: 5 & 10 Ton

1,000 amp Electrical Service



**INSPECTIONS:** Mondays, June 9 & June 23, Tuesday, June 10 from 1 PM - 3 PM • Other times by appointment.

**BROKER PARTICIPATION:** Broker Participation is welcome, but not required. A 2% Commission will be paid to the licensed broker who registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

**Excellent  
Opportunity!**

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**MAAS**  
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