

23,250 SQ. FT.
COMMERCIAL
CONDOMINIUM IN
RIVERVIEW MALL

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WEDNESDAY, JUNE 25 – 11 AM
201 North Riverside Avenue
St. Clair, Michigan

*Former
IGA Store*

Eastern Michigan Bank, Owner

LENDER ORDERED AUCTION



All Remaining Coolers, Freezers and Shelving to be SOLD!



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REAL ESTATE TERMS: 10% Buyer Premium. 20% Certified Deposit Due on Day of Sale, Balance due at Closing within 30 days. Equipment purchases due in full on day of sale. Attorney Michael Whaling, Touma, Watson, Whaling, Coury, Castello & Stremers, (810) 987-7700 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 Ordered Sale! Auction will be held On-Site! Real Estate Sells First followed by Grocery Store Coolers & Shelving!



WEDNESDAY, JUNE 25 – 11:00 AM

23,250 SQ. FT. COMMERCIAL CONDOMINIUM COMPLEX WITHIN RIVERVIEW PLAZA

Former IGA Store

201 North Riverside Avenue
St. Clair, Michigan



Excellent for Retail, Office Space or Commercial Use!
Units 1, 2 & 4 in the Riverview Mall Complex



The Units are Contiguous and Operated as One Unit
but Could be Divided



Currently Vacant, former IGA Grocery Store
Masonry Construction • Plate Glass Windows at Entrance
Double Frame Entrance Doors • Heat & AC System
Bathrooms

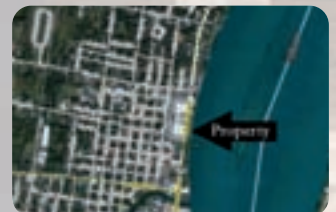


Property is part of Riverview Condominium Complex
Monthly Dues • Mixed Use Complex
Excellent Location on North Riverside Avenue!



Equipment Will Be Sold Separately!

11 Zero Zone & Warren Sherer Frozen Food Glass Door Cases,
10'-13' Long • 5 Tyler & Warren Sherer Open Face Coolers
Zero Zone 2 Door Glass Cooler
3 Compartment Stainless Sink
Gondola Shelves, 44'-68' Long



INSPECTIONS: Wednesday, June 11 from 9 AM - 2 PM
Wednesday, June 25 from 9 AM - 11 AM

Tuesday, June 24 from 10 AM - 12 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.

**Great
Commercial
Property!**

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