

# 238-5440 ANOTHER JOHN SANDERS & JIM SMITH AUCTION

## SATURDAY, MARCH 14

### Sale #1 OFFICE BUILDING & 1.41± ACRES



**Beginning at 10:30 am**

2520 20th Street  
Cleveland Tennessee

**This property is Selling in Tracts or As A Whole!**

Drive by Anytime to Preview these Sales or contact John or Jim for a Private Tour and for more information!

**TRACT 1 - 1600± sq/ft Commercial Building w/ .19± Acres.**

**TRACT 2 - Commercial Building Lot with 1.41± Acres.**

**DIRECTIONS:** From Cleveland travel APD-40 By-Pass and take 20th Street Exit Ramp. Watch for Auction Signs.

### Sale #3 8.4± ACRES & OFFICE BUILDING

*Great Business Opportunities!*



Owner/Agent Sale

**Beginning at 2:00 pm**

4630 Shallowford Road, Chattanooga  
8.4± Commercial Acres and Office Building selling in Tracts or As A Whole! This highly visible corner property is located at the traffic light on the corner of Shallowford Road & Airport Road and has a great traffic count.

**TRACT 1 - 1.9± Acres with a 2,530 sq/ft Office Building.**  
**TRACT 2 - 6.5± Acres of Commercial Land w/ Road Access.**

**DIRECTIONS:** From I-75 take 153 North, take Shallowford Road exit and turn left, property on the left at the corner of Airport & Shallowford. Watch for Auction signs.

**REAL ESTATE**—10% non-refundable earnest money due day of sale for each property. Earnest money may be cashier, business or personal check with a bank letter guaranteeing funds, payable to Crye-Leike Realtors. Balance due at closing within 25 days. 10% BUYER'S PREMIUM! The successful bidder will sign a real estate sales contract and any other forms as required by state law at the auction. Closings shall be within 25 days of the auction (by the end of the year). All closings shall take place as set forth in the sales contract. **DISCLAIMER**—All property sells as is, where is, with no warranties either written or implied, any announcement from auctioneer on day of sale will take precedence over any other statements, either written or oral. All information included herein was derived from sources believed to be correct, but is not guaranteed.

For More Information & Photos Visit [www.johnsandersauction.com](http://www.johnsandersauction.com)



YOUR PROFESSIONAL AUCTION TEAM



FARM, BUSINESS, ESTATE LIQUIDATION SPECIALISTS, REAL ESTATE AND PERSONAL PROPERTY, MACHINERY AND HEAVY EQUIPMENT  
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CRYE-LEIKE AUCTIONS FIRM #1473 / SERVING TN, GA & AL

ANOTHER JOHN SANDERS & JIM SMITH AUCTION

## 3 PUBLIC AUCTIONS • SATURDAY, MARCH 14th

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### COMMERCIAL PROPERTIES!!

**Saturday, March 14th beginning at 10:30 am**  
**Sale #1 OFFICE BUILDING & 1.41± ACRES**  
2520 20th Street - Cleveland

**Sale #3 8.4± ACRES & BUILDING**  
4630 Shallowford Rd - Chattanooga



5913 MAIN STREET  
OOLTEWAH, TN 37363  
423.238.5440

TO:

**Sale #2 .86± Acre Lot at Peerless Crossing in Cleveland**

FIRST-CLASS  
US POSTAGE  
PAID  
PERMIT NO. 11  
CLEVELAND TN

For More Information & Photos Visit [www.johnsandersauction.com](http://www.johnsandersauction.com)

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5913 MAIN STREET  
OOLTEWAH, TN 37363  
423.238.5440

### YOUR PROFESSIONAL AUCTION TEAM



**JOHN SANDERS**  
314.6001  
TAL #4526 / AAL #1964  
GAL #AUNR002746



**JIM SMITH**  
255.1932  
TAL #1333 / GAL #AUNR003083

### Sale #2 .86± ACRE LOT

**Sale at 11:30 am**  
**Commercial Lot Located in Peerless Crossing, Cleveland**

**DIRECTIONS:** Go North on Keith Street, left on Raider Drive, left on Peerless Crossing, or north on Peerless, right on Peerless crossing. Watch for Auction Signs.



Call John or Jim for your personal, no obligation Auction Presentation. Let us explain how an Auction can solve your Real Estate, Personal Property and Estate Settlement needs!

# PUBLIC AUCTION

Drive by Anytime to Preview these Sales or contact John or Jim for a Private Tour and for more information!

**Selling at Public Auction Saturday, March 14th**

**Sale #1**



2520 20th Street – Cleveland, Tennessee

**Sale #1 Begins at 10:30 am**



**This Property Selling in Tracts or As A Whole!**



**TRACT 1 - 1600<sup>±</sup> sq/ft Commercial Building with .19<sup>±</sup> Acres.**



**TRACT 2 - Commercial Building Lot with 1.41<sup>±</sup> Acres.**

**Sale #2 Begins at 11:30 am**

**.86<sup>±</sup> Acre Tract COMMERCIAL PROPERTY!! Great Location at O Peerless Crossing in Cleveland**

**Sale #3 Begins at 2:00 pm**



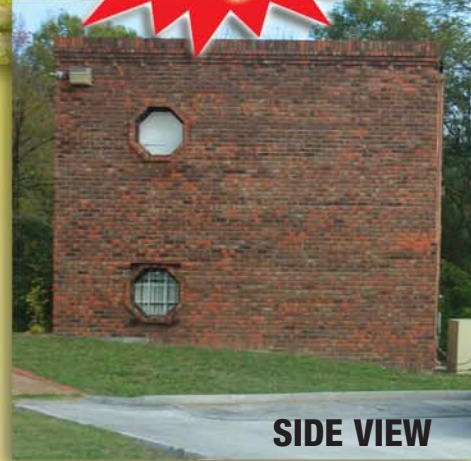
Can Accomodate 10 Private Offices with 2 Separate Entrances.

**TRACT 1 - 1.9<sup>±</sup> Acres with a 2,530 sq/ft Office Building.**

**TRACT 2 - 6.5<sup>±</sup> Acres of Commercial Land w/ Road Access.**

4630 Shallowford Road, Chattanooga Tennessee

**Sale #3**



SIDE VIEW

8.4<sup>±</sup> Commercial Acres and Office Building selling in Tracts or As A Whole! This highly visible corner property is located at the traffic light on the corner of Shallowford Road & Airport Road and has a great traffic count.

**Great Location!!**

