

**238-5440** ANOTHER JOHN SANDERS & JIM SMITH AUCTION

**FRIDAY, APRIL 17**

**Sale #1 11:00 AM - COMMERCIAL PROPERTY**  
3115 DODSON AVENUE - CHATTANOOGA, TENNESSEE



**58,000+ sq/ft COMMERCIAL BUILDING**  
Looking for a large commercial property where you can start your new business?? This brick building sits on approximately 1 acre of land in the heart of East Chattanooga and is convenient to Amnicola Highway. It has 58,000+ sq/ft of space with 2 separate office complexes. The building is easily dividable for multiple tenants, has a fenced area for parking, and offers a recently installed roof.



**FROM BONNY OAKS:** Travel west on Bonny Oaks Drive, turn left on Bonny Oaks / Campbell Street, right on Wilder Street, right on Dodson Avenue. **FROM AMNICOLA HWY:** turn right on Riverside Drive, right on Wilder Street, left on Dodson Avenue. Watch for Auction Signs.

**AGENTS BRING YOUR BUYERS!!**  
3% Broker Participation Offered.

**Sale #2 12:00 PM - COMMERCIAL PROPERTY**  
1800 DAISY STREET - CHATTANOOGA, TENNESSEE



**115,000+ sq/ft BUILDING**  
Looking for an extra large Commercial Building where you can house your business?? This 115,000+ sq/ft manufacturing facility sits on approximately 4+ acres. Property is convenient to Amnicola Highway & has rail access. This one story structure has 14 to 16 foot ceilings, 10+ front offices, 3 Phase Power, drive-in and 5+ dock doors.

**FROM BONNY OAKS:** Travel west on Bonny Oaks Drive, turn left on Bonny Oaks / Campbell Street, right on Wilder Street, left on Dodson Avenue, right on Daisy Street. **FROM AMNICOLA HWY:** turn right on Riverside Drive, right on Wilder Street, left on Dodson Avenue, right on Daisy Street. Watch for Auction Signs.

**This entire building has heat & air and offers wet/dry sprinklers. DON'T MISS THIS GREAT OPPORTUNITY!!**

**CRYE-LEIKE AUCTIONS** YOUR PROFESSIONAL AUCTION TEAM

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

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

5913 MAIN STREET  
OOLTEWAH, TN 37363  
423.238.5440

**Drive By Anytime to View These Properties, and/or Contact John or Jim For More Information.**

544-1527  
MOLLIE MAJORS



314.6001  
255.1932  
JIM SMITH  
AUCTIONEER



314.6001  
255.1932  
JOHN SANDERS  
AUCTIONEER



YOUR PROFESSIONAL AUCTION TEAM

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

**REAL ESTATE**—20% 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!  
**CLOSINGS**—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 30 days of the end of the auction. 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.

**TERMS AND CONDITIONS**



FARM, BUSINESS, ESTATE LIQUIDATION SPECIALISTS,  
REAL ESTATE AND PERSONAL PROPERTY, MACHINERY  
AND HEAVY EQUIPMENT  
423.238.5440  
Email: [john@johnsandersauction.com](mailto:john@johnsandersauction.com)  
CRYE-LEIKE AUCTIONS FIRM #1473 / SERVING TN, GA & AL

ANOTHER  
JOHN SANDERS &  
JIM SMITH AUCTION

**PUBLIC AUCTION • FRIDAY, APRIL 17th**  
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**PUBLIC AUCTION**

**Friday, April 17th**

**COMMERCIAL PROPERTY**  
3115 Dodson Avenue – Chattanooga  
beginning at 11:00 am  
58,000+ sq/ft Building on 1 Acre

**COMMERCIAL PROPERTY**  
1800 Daisy Street – Chattanooga  
beginning at 12:00 noon  
115,000+ sq/ft Building on 4 Acres



5913 MAIN STREET  
OOLTEWAH, TN 37363  
423.238.5440

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

TO:



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



# PUBLIC AUCTION

Drive By These Properties Anytime, or Call John or Jim for more info.

**Sale #1**

## FRIDAY, APRIL 17th

**Sale #2**



**Beginning at 11:00 am**  
3115 Dodson Avenue  
Chattanooga

**Beginning at 12:00 noon**  
1800 Daisy Street  
Chattanooga



**58,000<sup>±</sup> sq/ft**  
**COMMERCIAL BUILDING ON ONE ACRE**

Looking for a large commercial property where you can start your new business?? This brick building sits on approximately 1 acre of land in the heart of East Chattanooga and is convenient to Amnicola Highway. It has 58,000<sup>±</sup> sq/ft of space with 2 separate office complexes. The building is easily dividable for multiple tenants, has a fenced area for parking, and offers a recently installed roof.



**AGENTS BRING YOUR BUYERS!!**  
3% Broker Participation Offered.

**115,000<sup>±</sup> sq/ft**  
**COMMERCIAL BUILDING ON 4 ACRES**

Looking for an extra large Commercial Building where you can house your business?? This 115,000<sup>±</sup> sq/ft manufacturing facility sits on approximately 4<sup>±</sup> acres. Property is convenient to Amnicola Highway & has rail access. This one story structure has 14 to 16 foot ceilings, 10+ front offices, 3 Phase Power, drive-in and 5+ dock doors. This entire building has heat & air and offers wet/dry sprinklers.

