

# RESTORED COMMERCIAL BUILDING 45 W CAROLINA AVENUE, VARNVILLE, SC INVESTOR LIQUIDATION

**Auction Event - Premier Property**  
**Wednesday, March 10, 2010, @ 1:00 PM**  
**On Site at Building 45 W Carolina Avenue, Varnville, SC**  
**Registration Begins @ 12:00 PM**

## EXUM AUCTIONS AND REAL ESTATE



**8500 sq. ft. First floor with Loft**  
**1.0 Acre Lot w/Parking**  
**High Traffic count**  
**Center of town at traffic light**

Beautifully Restored  
Commercial Building  
45 W Carolina Avenue  
Varnville, SC 29944



**Shown by Appointment only.**

### Terms and Conditions of the Auction:

All Bidders should request and review an information package on or before the Auction event. Bidder packages contain required information to bid and buy at Auction.

**Terms: \$10,000.00 deposit due at end of sale. Balance at closing on or before APRIL 15, 2010.**

**A 10% BUYER PREMIUM WILL BE ADDED TO THE FINAL BID PRICE.**

**Cooperating commissions of 3% paid to Brokers of properly registered clients who become the successful Buyer. Broker Acknowledgement forms by request.**

All properties are sold "as-is, where-is, as-inspected."

All Bidders must sign and agree to abide by the Auction Terms & Conditions

**All offers will be submitted to the Sellers and are subject to confirmation.**

All interested parties should seek professional representation for assistance acquiring pertinent information regarding the property and inspecting the property to their total satisfaction.

**Exum Auctions & Real Estate Services is acting as agents of the seller. Information provided is not guaranteed but has been provided by sources deemed reliable.**

**For More information visit [www.ExumAuctions.com](http://www.ExumAuctions.com)**

**843-222-9800**

Joe Exum SCAL 2468 / BIC  
Main Line: (843) 222.9800 Cell: (843) 457-4779  
joe@exumauctions.com