



# Real Estate Auction

Charles Page Blvd. Commercial Buildings

Thursday, September 8th @ 6:30pm



## Two Commercial Buildings

2527 and 2531 Charles Page Blvd. Tulsa, OK  
(This was formerly Ryans Hydraulic Repair)

Sells in 2 Parcels at NO RESERVE!

Zoned IM

Opening Bid \$10,000

Viewing August 28th and Sept. 4th from 1-3pm

Also Selling a R&M 3 Ton Wire Wheel Hoist and a great selection of tools and equipment. Go to

[theauctiongroupllc.com](http://theauctiongroupllc.com) for a complete list of equipment

### Parcel 1: 2531 Charles Page Blvd.

4000+/- sq. ft. commercial building that measures 100ft. by 40ft. Structure has a 12 ft. overhead door and walk through door facing street with a 16ft. overhead door and walk through door in the rear. Property has a small two story office area along with rest room and shower. Concrete floor, heated, parking front and rear. The building also contains a R&M 3 ton overhead crane that will sell separate from the structure.

### Parcel 2: 2527 Charles Page Blvd.

2520 +/- sq. ft. Commercial building with a small office and rest room. Concrete floor and parking front and rear. The property currently rents for \$600 per month and has had the same tenant for over 15 years.



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### Terms of Sale:

All properties are sold "AS IS, WHERE IS" with no contingencies to financing, inspections or any other type of contingency. Please do not bid if you have not inspected the property personally to your satisfaction. The Auction Group LLC represents the seller's only and does not inspect properties on Bidder's behalf.

**DO NOT BID** until you have registered, received a bidder's card and sale day notes, and agree to be bound by the terms of sale in the contract as they are final upon you becoming a bidder. Your registration at the auction finalizes your agreement to the terms and conditions of the sale as stated in the contract and its addenda.

Each high bidder must make a 10% or \$5000 minimum non-refundable deposit immediately after the auction. Cash, cashiers check and personal checks are accepted. The balance of the purchase price and all closing costs are due within 30 days. Closing costs typically include the title exam, title policy, closing fees, filing costs, and usually total \$1,500 or more. **Buyers receive a Deed and Title Insurance Policy** as provided by the closer indicated on the contract. Current year's taxes are prorated through the day of closing. Any mobile/manufactured housing will be sold on a bill of sale.

A "Rapid Close" option may be available. This will be announced day of sale and/or listed in the disclosure. If offered, the seller will pay all of the closing costs if the buyer pays in full the purchase price and any other non-title fees day of the sale.

**Inspect properties and/or attend the auctions at your own risk.** Broker and seller, their agents, and employees shall not be liable to any person for damages to their person or property while in, on or about these properties. Further, the broker, seller, their agents, and employees shall not be liable for hidden defects, dangers or conditions. All attendees shall be on the premises at their own risk and shall defend, indemnify, and hold harmless the Broker and seller from any and all liability.

**All auctions are open to the public.** The auctioneer will start the bidding at the stated opening bid and control the bid increments at his/her discretion. Merely raise your bid card or hand to be recognized as a bidder.



### Tools and Equipment:

Nantong Mill model XG6025E • Enco Lathe model 11-1445  
Granor of Halifax Lathe • Dayco Hydraulic Line Crimper  
Hobart Tigwave 250 • Lincoln Welder Power 125  
Precision Band Saw • Namco Forklift • Ingersoll Rand Air  
compressor 80 gal • Clark Manuel Pallet Jack • Hydraulic  
Testing Equipment • Hydraulic Impact Sockets • Bench  
Grinders • Wilton Vises • Oxy/Acet Torch and dolly

And Much More! Go to

[www.theauctiongroupllc.com](http://www.theauctiongroupllc.com) for a complete list.

R & M 3 Ton wire wheel hoist mounted as a top runner on a single girder with dual drive. Measures 72 ft. long by 36 ft. wide. Note: A crane service is available at the buyer's expense to remove the crane. Buyer must show proof of liability coverage if removing crane themselves.

**Disclosures:** A \$650 survey fee applies to each parcel. Zoned IM. 5% Buyer's fee applies to all final bids. Overhead crane inside parcel 1 will sell separate from the structure. Rapid close option is available.

All information is deemed to be correct and reliable, but TAG and the seller are not liable for any errors or omissions. Buyers should rely solely upon their discretion.



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TAG provides personal & professional Real Estate Auction Services customized to your needs. Please contact us to discuss your auction plans