

Batavia Commercial Real Estate Auction

Tuesday, December 15th, at 2:00PM & 3:00PM

355 W. Main St. and 191 Pearl St. Batavia, NY

OFFERING AT PUBLIC AUCTION:

At 2 P.M. Parcel One- 355 West Main St, Batavia. 1,161 sq ft former convenience store on .35 acres. 470' of frontage on Route 5

At 3 P.M. Parcel Two- 191 Pearl St, Batavia. 600 sq ft building on .12 acres. 170' of frontage on Route 33.

PROPERTY SELLS SUBJECT TO CONFIRMATION

TERMS: See full terms in this packet!

Auction to be held at 355 West Main Street (NY Route 5) and at 191 Pearl Street (NY Route 33)



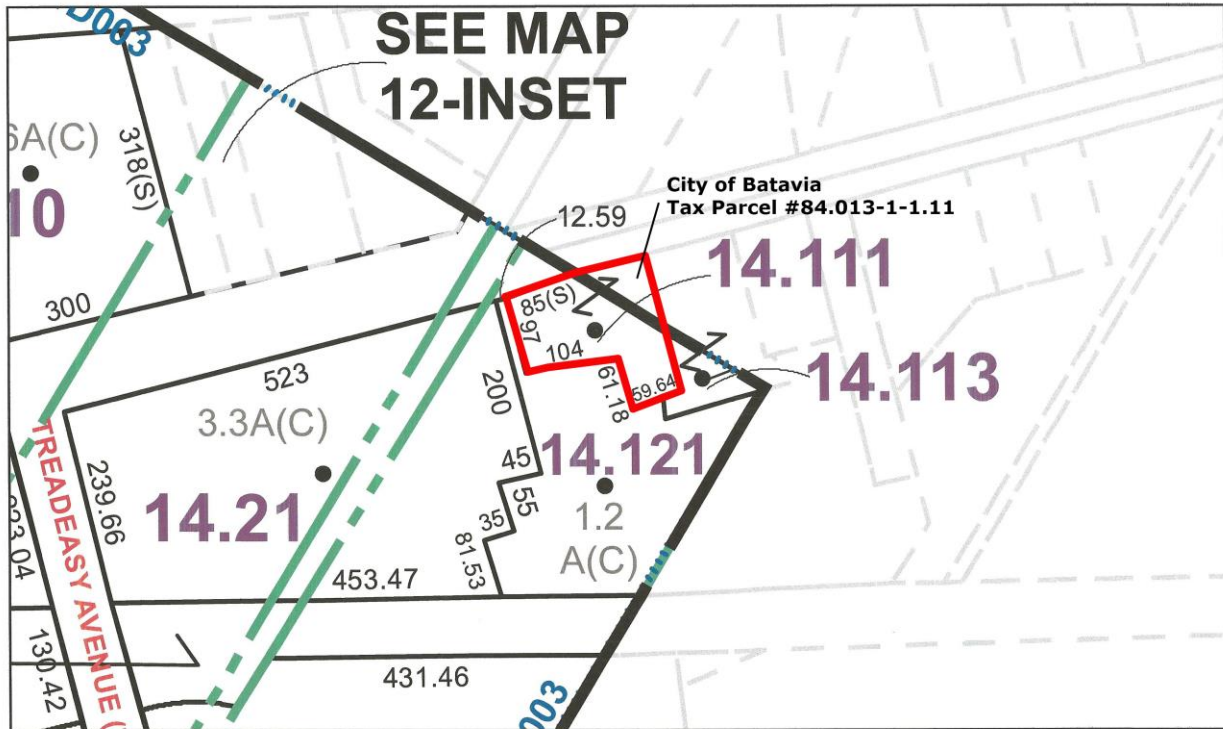
Batavia Commercial Real Estate Auction



355 East Main Street Tax Parcel

 **William Kent Inc.**
AUCTIONEERS • APPRAISERS • LICENSED R.E. BROKERS
(585) 343-5449
PO Box 58, Stafford, NY 14143 • www.williamkentinc.com

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191 Pearl Street Tax Parcel

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PERTINENT INFORMATION

Township: City of Batavia

County: Genesee

NOTICE TO ALL BIDDERS

The information included herewith is a summary of information available from a number of sources, most of which have not been independently verified. This summary has been provided only for the use of prospective bidders at Public Auction to be held on Tuesday December 15, 2015, in Batavia, New York, and is supplied for whatever assistance it may provide in answering questions; however: **SUCH INFORMATION AND OPINIONS ARE SUPPLIED WITHOUT ANY WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED WHATSOEVER.**

Prospective bidders are advised to avail themselves of the land and tax records of Genesee County, City & Town of Batavia, and to make an inspection of the premises on their own behalf, consulting whatever advisors they may feel appropriate.

The property for sale will be auctioned in an "AS IS, WHERE IS" condition and neither the Auctioneer/Broker, WILLIAM KENT INC., nor the seller or their respective agents make any express or implied warranties of any kind. The description and conditions listed in this and other advertising materials are to be used as guidelines only, and are not guaranteed. Announcements made by the Auctioneer/Broker from the auction block at sale time will take precedence over ALL printed materials.



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NOTICE TO ALL BIDDERS

1. The **TERMS OF THE SALE** are all cash at time of Closing or otherwise as mutually agreed. The contract is not subject to condition of financing or any other contingencies. You must be sure that your financing is arranged, if needed, or that you are capable of paying cash at closing.
2. This property sells subject to confirmation.
3. Upon acceptance of the final bid, a \$10,000 deposit will be required in cash or certified check made out to William Kent Inc. Brokers. This deposit will be held in Escrow. If the property fails to close due to no fault of the buyer, the deposit will be fully refunded.
4. A Contract of Sale must be signed by the Buyer immediately following the Auction of Real Estate. The Buyer is also required to sign the Agency Disclosure, and Price Verification.
5. The property sells in "AS IS" condition without exceptions. Compliance with any government regulations will be the responsibility of the buyer. Fixtures and appliances are sold in "AS IS" condition. Seller makes no representations or warranties, expressed or implied regarding the same.
6. Property sells as per deed description. If the buyer chooses to have an instrument survey it is solely at the buyer's expense.
7. This Contract of Sale has been reviewed and approved by the Sellers' attorney. When signed, the Contract of Sale becomes a binding contract. Buyers must review this Contract with their Attorney prior to bidding to obtain his or her written approval letter to present to the auctioneer at registration, or they must elect to waive Attorney approval.
8. Announcements made from the Auction Block at the time of the sale will take precedence over all other information and all printed material. WILLIAM KENT INC. believes all material to be correct, but assumes no legal responsibility for its accuracy or for the accuracy of its representation.

BID PRICE \$ _____

PLUS 10% BUYER'S PREMIUM \$ _____

TOTAL PURCHASE PRICE \$ _____

By signing this verification, I/We, _____
Buyer, agree and acknowledge that I/We understand how the total purchase price was computed. I/We also acknowledge that either my/our attorney approved the purchaser offer or I/We waive our attorney approval.

