

ABSOLUTE TRUSTEE AUCTION

FRIDAY, NOVEMBER 15TH @ 12PM

LIVE AUCTION & PROPERTY LOCATION: 4919 & 4935 CATAWBA RD, TROUTVILLE VA

TRACT 2



4919 CATAWBA RD, TROUTVILLE VA



COMMERCIAL KITCHEN
EQUIPMENT

2 Real Estate Tracts + Commercial Kitchen Equipment

TRACT 1



4935 CATAWBA RD, TROUTVILLE VA

- Tract 1 : 936 sq ft home, 3 Bedroom, 1 Bath on 0.21 acres. Eat in kitchen, living room, and unfinished basement.
Tax Assessment \$72,300 Map#86-14
- Tract 2: 1,400 sq ft building, formerly Nannies Market convenience store. 2 Bathrooms and commercial kitchen area. Large parking area that is gravel and paved. 3 UNDERGROUND storage tanks (two 6k gallon steel tanks, one 4k gallon steel tank). Phase 1 study completed January 2019. Contact Pete Ramsey for additional details.
Tax Assessment \$218,400 Map#86-11B & 86-14A
- **Commercial grade kitchen equipment :** refrigerator, stove, exhaust hood and many more items

**SCHEDULED PREVIEWS: THUR 10/31
AND THURS 11/7; 12 PM TO 2 PM
OR BY APPOINTMENT**

Your auction manager is :

Pete Ramsey 434-258-6611

www.countsauction.com



THE
COUNTS
Realty & Auction Group

800-280-7991

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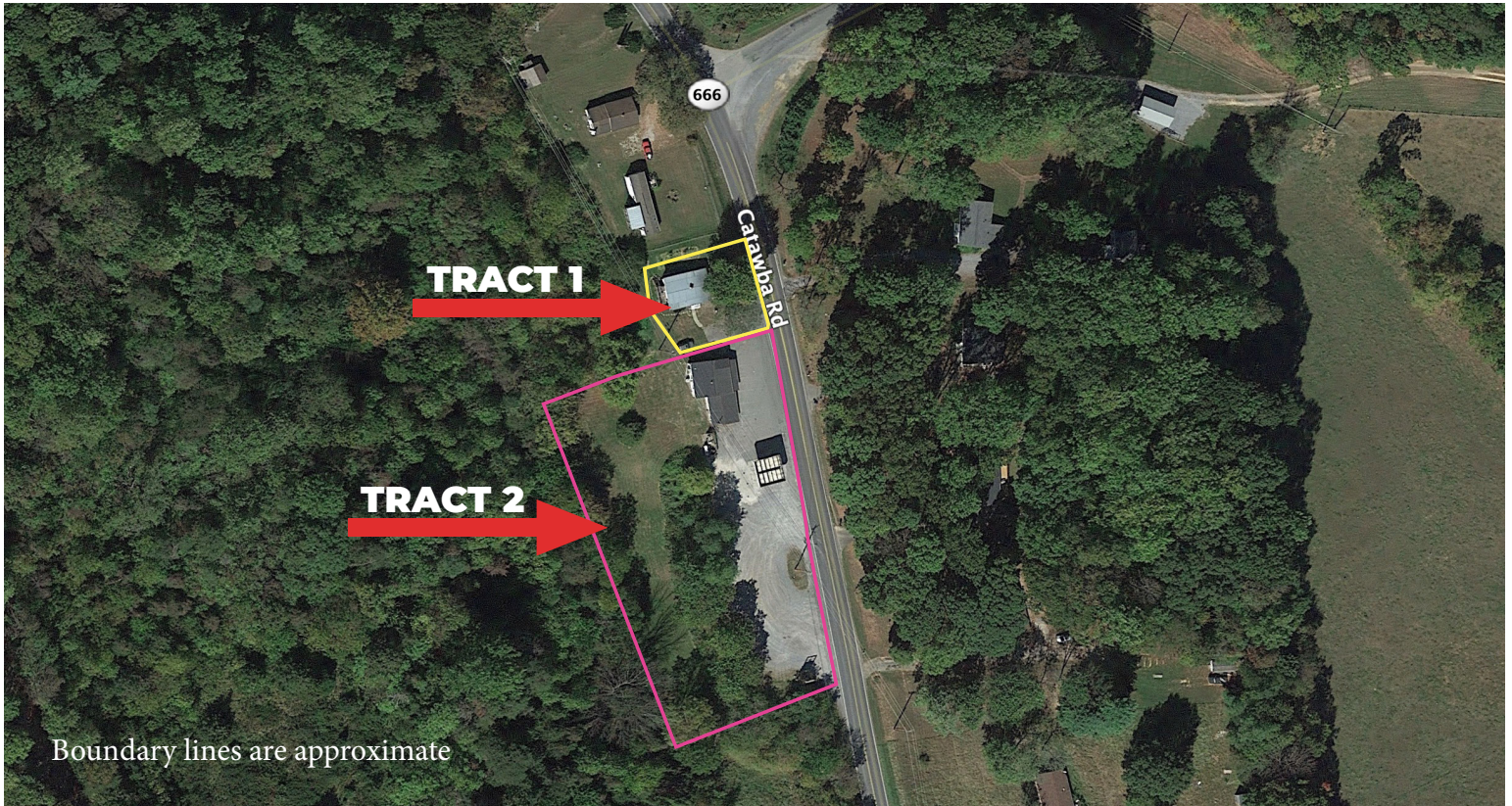
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4935 CATAWBA RD: TRACT 1



4919 CATAWBA RD: TRACT 2



Equipment Terms: 10% Buyers Premium added to high bid with payment by cash or good check. **MUST** be paid in full on auction day. All sales are final, and everything is being sold as is, where is, without representation or warranty of any kind. **Real Estate Terms:** 10% Buyer's Premium added to highest bid. A deposit in the amount of \$10k in certified funds for each tract is due on the auction day with the balance of the purchase price due in 30 days. 2% Brokers Participation offered. The real estate is being sold as is, where is, without representations or warranties of any kind.

Directions: From the intersection of I-81 and Rt. 220 (exit 150), go north on Rt. 220 for 1.6 miles. Turn left onto Catawba Rd. (Sheetz is on the corner) and go 4.8 miles. The property is on the left.

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