

# ABSOLUTE REAL ESTATE AUCTION

Hot Springs Commercial Property & Commercial/Residential Lots

OFFERED BY LIVE ONSITE AUCTION WITH ONLINE SIMULCAST BIDDING & PRE-BIDDING OFFERED!

Tuesday April 27<sup>th</sup> 2021 at 10:30 AM

Auction held at the Property: 2302 University Ave. Hot Springs, SD.

Online bidding available at [www.bradeenauction.com](http://www.bradeenauction.com) – Pre-register early!

**Auctioneers Note:** Take time to inspect this great Commercial property. The timing could never be better to invest in Hot Springs SD Real Estate. Inspect, do your homework, and place your bids ONLINE. Broker Participation is encouraged, call for details, required form and deadline.



Legal: Lots 1, 2, 3, 4 & 5, Block 1 Grand View Place Addition to City of Hot Springs, SD

Tract 1: Lots 1 and 2 with 48'x48' Commercial building featuring 90' of frontage on high visibility University Ave. This commercial facility includes 14' ceilings, 12'x16' overhead door with opener, 18'x20' office area with 2 offices and reception room, single restroom, propane forced air heat, baseboard electric heat in offices and new concrete apron in front of building. This location and building have unlimited potential for any variety of businesses.



Tract 2: Lots 3, 4 & 5. 150' of University Ave. frontage, these lots are ready to build your dreams on.

Entire Unit: A combination of Tracts 1 & 2 this package has been a successful business location for years. 240' of University Ave. frontage makes this a great location to set up shop in Hot Springs. Take time to inspect and be prepared to Bid Online, as this property will sell WITHOUT MINIMUM OR RESERVE BID!



Real Estate TERMS AND CONDITIONS: ABSOLUTE AUCTION! Selling to the highest bidder(s) without minimum or reserve bid! Offered in 2 separate tracts and as 1 entire unit, selling in the manner realizing the greater return. Successful bidders shall deposit 15% irrevocable earnest money within 24 hours of the close of the online auction, with the balance due upon closing, on or before May 27<sup>th</sup>, 2021. Property sold without buyer contingency of any kind. Have financial arrangements secured prior to bidding. Possible short term financing available (call for details). Property sold by legal description only. A survey, if required, would be at the expense of the buyer. Marketable title will be transferred by Warranty Deed, subject to easements, restrictions, covenants and/or reservations of record. A title insurance policy will be provided by Seller and is available for your inspection prior to the auction. 2020 and prior taxes will be paid by seller. 2021 real estate taxes will be prorated to date of closing using the most current tax levy available. Auctioneers, Brokers and their associated staff are representing the seller's interest in this transaction. All information was derived from sources deemed reliable; however, neither Seller nor the Auctioneers/Brokers are making any guaranties or warranties, actual or implied. Property selling "As-is where is". Inspect to the extent deemed necessary both on and off premise and use your own judgement when bidding.



**Property Inspection:** Inspection: Inspect the exterior and lots at your leisure, OR Auctioneers/Brokers will be at the property on Tuesdays April 13<sup>th</sup> and 20<sup>th</sup> from 3:00 pm to 5:00 pm and Friday April 23<sup>rd</sup> from 11:00 am to 3:00 each day, or call 605-673-2629 for appointment.

See complete details & photos on [www.bradeenauction.com](http://www.bradeenauction.com)

**Owners:**  
Shane Bennett  
Hot Springs, SD



**Auctioneers:**  
Ron Bradeen  
&  
Jeff Storm