

BANK ORDERED

ABSOLUTE ABOVE MINIMUM OPENING BID OF \$90,000

AUCTION



ABSOLUTE AUCTION ABOVE \$90,000 OPENING BID
SATURDAY, NOV. 1ST
11:00am Sharp!

Terrific investment or business use
multi-purpose commercial building.
Ready to occupy with newer electric/plumbing.

'Once-in-a-lifetime'
Auction Opportunity!

3,280 Square Foot
Multi-Use Commercial Building
416 Main Street
Horace, ND 58047

Horace is one of North Dakota's fastest growing cities.
Population in 2006 was up 60% over 2000.
Population of zip code 58047 is projected at 3,253.
New paved road from West Fargo.
E-Z trip from Fargo on I-29, then west.

Here's The Deal...

This is a bank owned property that will be sold by absolute auction above the opening bid of \$90,000. That's a huge discount off the former listed price and works out at less than \$28 a square foot. Compare a new building at over \$100 a square foot and you can see the savings and investment potential. A bid of \$90,000 or above means the property will be sold that day, period...period...period.

INSPECTIONS: 2 hours prior to sale on Nov. 1
Fri., Oct. 31 from 11:00 am to 1:00 pm
Sat., Oct. 25 from 1:00 pm to 3:00 pm

TERMS:

\$5,000 cash or check as earnest money deposit will be due upon signing the standard commercial real estate contract written by Coldwell Banker Commercials at the end of the auction. Close in 30 days or less, on or before December 2, 2008. Additional auction terms posted day of sale or on the web at www.kiefers.com, click live auctions.



Kitchen has plumbing, venting & electric in place for a commercial kitchen. Also has an ansef fire suppression system.



INSIDE LARGE FRONT ROOM
large open area was main seating of restaurant. Easy conversion to other uses.



The Bar is already in...just roll in the coolers, stock the beer and open the doors. Game room area too.



250 Square Foot rental bay with separate door and bath. Set up as a hair salon but could be any small office rental.

This building is ready for a new food and beverage concept or with a little remodeling it can house your unique business. building can easily be flexible space for any type of business or commercial use. It does have great potential for a new food use because the commercial kitchen is already there, just roll in the equipment and food. Floors, plumbing, electrical, stainless steel hood/vent/fire suppression are all in place and ready to go. Handicapped restrooms in place too...

Kurt Kiefer Auctioneers

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QUESTIONS: Call our auction hotline:

(701) 365-1000

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Tom Kiewel