

AU AUCTION

Saturday ★ October 27th ★ 10:00AM

Main Street Plaza Shopping Center and Rainsville Finance Building **Income Producing Commercial Properties!**

Also selling all types of office furniture!

Located on Main Street West in Rainsville, Alabama



Co-Broker

Wilson Realty

256-845-1530

Real Estate Terms: A 10% Buyers Premium will be added to the highest bid and will be paid the day of the sale. The balance is due at closing on January 8, 2019.

Office Furniture & Property Terms: A 10% Buyers Premium will be added to the highest bid. The total amount will be due the day of the sale.

Location: The Main Street Plaza Shopping Center is located at 200 Main Street West, Rainsville, Alabama. The Rainsville Finance property is located at 180 Main Street West, Rainsville, Alabama (Next to the Main Street Plaza Shopping Center).

For more information: Call Jim Givens at Auctions United, 800-222-5003, Wilson Realty, 256-845-1530, Randy Wilson, 256-997-6972, or Beau Wilson, 256-844-7298

All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed. Any announcement made from the auction stand shall take precedence over any printed matter in this brochure.

AUCTIONS UNITED INC.

Licensed • Bonded • Insured



16 Commerce Court, Rome, Georgia

James Givens, AL Broker Lic. Q4D 8246
James Givens, AAL 1218

800-222-5003 ★ auctionsunited.com

The Main Street Plaza Shopping Center & Storage Units

Main Street Plaza is 100% leased and brings in over \$12,500 per month in rent. Add to that the potential rent from the storage units and the property would generate over \$14,600 per month in income. Main Street Plaza tenants include Verizon, Pizza Hut, Pro Health Physical Therapy, As Close As Family, and the United States Department of Agriculture. These are all quality tenants who have built their business around this location.



Verizon and Pizza Hut occupy the end units and are typical of those stores.



The Pro Health Physical Therapy space has a large front desk area and waiting area, rest rooms, storage in the rear, and large interior room used for patient physical therapy. This area has recently been redecorated for the tenant.



As Close As Family has a suite of offices next to Pro Health. This office space has a nice reception area, rest rooms, and a break area also recently redecorated.



The largest space is occupied by the United States Department of Agriculture's regional offices.



USDA



USDA



USDA



USDA



The USDA Lease is a full service lease. The landlord pays all utilities, janitorial service, and maintenance. Call Wilson Realty for details 256-845-1530. Lease expires 10/2022



There are 38 rentable storage units behind the shopping center: 12- 5'x10', 13- 10'x10', 13- 10'x20' units. Some are rented. Some are empty. All are in great shape!

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Rainsville Finance Building and Office Furniture

The Rainsville Finance Building is next to the shopping center at 180 Main Street West. This is a 2560 square foot building on a .4 acre lot. It has a large reception area and front desk, 7 individual offices, a break room, two storage rooms, and two rest rooms. There is central heating and air and a spacious parking lot. In addition to the building, most of the office furniture seen in the photos will also be sold to the highest bidder.



The office furniture includes all types of executive, secretarial, and reception area type chairs, desks, credenzas, filing cabinets, fireproof filing cabinets, lamps, pictures and much more. Most items will be sold separately although some furniture pieces will be sold as a set. Come early and browse the offerings.



In addition to the Rainsville Finance office furniture, Auctions United and Wilson Realty will also be selling numerous pieces of office furniture left in the storage units at the rear of the shopping center. Some items will be sold separately and some in lots.



AUCTION

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October 27th
10:00 AM**

**Main Street Plaza
Shopping Center
Rainsville Finance Building
Main Street West
Rainsville, Alabama**

 **Property Site**

Auction to be held on the Property Site

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Randy Wilson, 256-997-6972,
Beau Wilson, 256-844-7298*



Co-Broker:

Wilson Realty
256-845-1530
Fort Payne, Alabama

**Look for the
Auctions United signs!**

16 Commerce Court, Rome, Georgia
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