

# ONLINE ONLY ABSOLUTE AUCTION

## COMMERCIAL REAL ESTATE



**26,000 sqft Commercial Building & 4 AC. @ 8401 Hwy 111 Byrdstown, TN**

**BIDDING ENDS: THURSDAY • AUGUST 1 • 10 AM**

A brick, free span commercial building (formally Byrdstown Medical Center) with a main level offering a large lobby/waiting area, laboratory, surgery & radiology waiting area, 31 patient rooms, x-ray room, emergency room, ultrasound & echo rooms, cat scan room, nurses stations, break rooms, cleaning & sanitation rooms, 6 private offices with restrooms, 2 private offices, 7 patient restrooms, 2 employee restrooms and a 3 bedroom 3 bathroom apartment. The lower level features 4 individual retail spaces with exterior storefronts and parking. They each have restrooms, break rooms, offices and storage. The property is highly visible and accessed from Hwy 111 with front and rear parking as well as side parking for the additional retail spaces.

**Call today for your appointment to view the property!!**



**ONSITE PREVIEW:  
TUESDAY • JULY 9 • 4-6 PM**



**More Images, Sky View & Bidding @ [EAGLEAUCTIONS.COM](http://EAGLEAUCTIONS.COM)**



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Terms: 10% Buyer's Premium. 15% Deposit at conclusion of sale, with balance due in 45 days. Current Year Taxes Pro-Rated. Possession with Deed. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Day of Sale Take Precedence Over All Other Advertising.