

# EXCELLENT INCOME PROPERTY - REAL ESTATE AUCTION

➔ *Fancy 4-Unit-Executive Apartment Building Complex, New 60-Unit 3-Building Storage Building, Beautiful 3-Bedroom Single Family Home, Offering All Separate and-in Combinations. Also Selling Lawn Tractor, Generator*

**TUESDAY, AUGUST 3<sup>RD</sup> @ 5:30 PM • CAMILLUS, NEW YORK**

**ADDRESS:** 13 Elm Street, Camillus New York 13031

Fancy 4-Unit Executive Apartment Complex, New 60-Unit, 3-Building Storage Unit Complex and 3-Bedroom Single Family Home

All Recently Renovated and New Storage Facility, Selling in 3 Parcels or in Combinations.

Super Nice Property/Business Opportunity in Great Location, Lots of Opportunity Here, Take a Look!

**PARCEL 1-** All Completely Renovated Unit Apartment Complex, All w/New Flooring, Paint, Granite Counter Tops, Never Rented, Ready for the Tenants of Your Choice. (1) 3 Bedroom Apartment; (2) 2 Bedroom Apartment; (1) 1-2 Bedroom Apartment. All Super Fancy, Must See!!

**PARCEL 2-** 60 Unit Storage Unit Facility Complex, All New, Recently Completed, 3 Buildings, Steel w/Fancy Stone Fronts, and Room for Outside Car or RV Storage on 1 Acre Lot, Never Rented, Must See!! Opportunity!!

**PARCEL 3-** Beautiful 3 Bedroom Single Family Home, w/2 Baths, Nice ¼ Acre Lot, Beautiful Place, Presently Rented. Very Nice!

**TERMS ON REAL ESTATE:** 10% Buyers Premium Charged on Final Bid Price, Added to Bid Price, Total Becomes The Purchase Price; 15% Down of Total Purchase Price, Due Day of/at Auction By Cash or Good Check, A Bank Check of \$20,000 made out to Mel Manasse And Son Auctioneers will be Required to Register to Bid. Balance Due at Closing in 30 Days; Property Sells As-Is w/No Contingencies.

**OPEN HOUSE:** Thursday July 29, 4:30-6:00 pm or Day of Auction 4 pm Till Auction Time or By Appointment.

**AUCTIONEERS NOTE:** The Buildings Are All New or Recently Renovated and Ready to Rent to the Tenants of Your Choice. And Are In Excellent Condition. Quality Throughout, Plan To Attend. Sells To Owners Confirmation of Sale Price, Which Is Very Really Realistic.

**ALSO SELLING SAME DAY-** Lawn Tractor: Ferris IS Zero Turn Mower, 60" Deck; **Generator:** Champion 4300 watt. Equipment Sold By Alex Lyon & Son.

**TERMS ON EQUIPMENT:** Payment in full night of Auction by Cash, Good Check or Credit/Debit Card; 13% Buyers Premium, NYS sales tax applies.



**ALEX LYON & SON**

SALES MANAGERS & AUCTIONEERS, INC.,

BRIDGEPORT, NY 13030

Phone: (315) 633-2944 • Fax: (315) 633-5635

Go to [WWW.LYONAUCTION.COM](http://WWW.LYONAUCTION.COM) for more details



**MEL MANASSE & SON**

AUCTIONEERS & LICENSED REAL ESTATE BROKERS

WHITNEY POINT, N.Y. 13862

Phone: (607) 692-4540 / 1-800-MANASSE

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