

# Absolute Auction

Bidder Registration must be completed prior to the opening remarks at 10:00 am.



**Tuesday  
August 17  
10:00am**

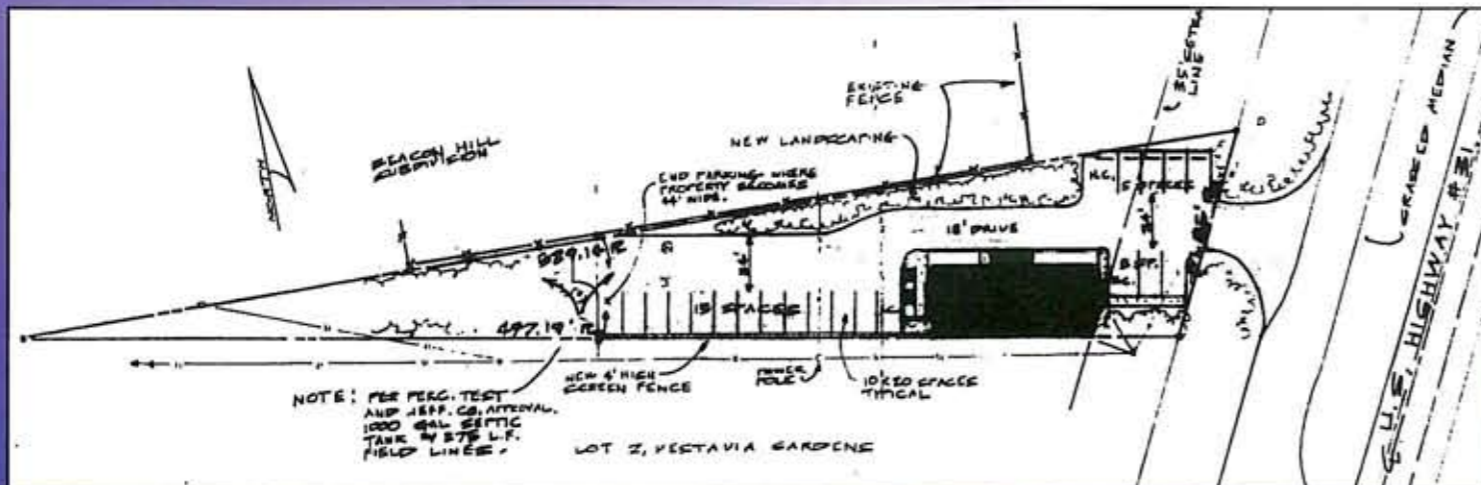
**PRIME OFFICE  
REAL ESTATE**  
Former Offices of Cabral Chiropractic Clinic  
512 Montgomery Hwy  
Vestavia, Alabama  
(Birmingham, Alabama)

## Property Description:

- Lot Dimensions - 90'± x 528'± Triangular
- Building:
  - 6,200 ± finished sq ft
  - Multi-Story Building
- All Public Utilities
- Vestavia City Limits
- Zoned: O-1
- Parking for 30 - 45 cars
- Located on Montgomery Hwy / U.S. Hwy 31
- Lots of Storage
- Bathrooms (5)
- (5) Airconditioning Units and Furnaces

Located directly across from the Vestavia City Hall this building lends itself to numerous office or professional uses. Montgomery Highway/U.S. Hwy 31 is a major traffic artery through the Vestavia area.

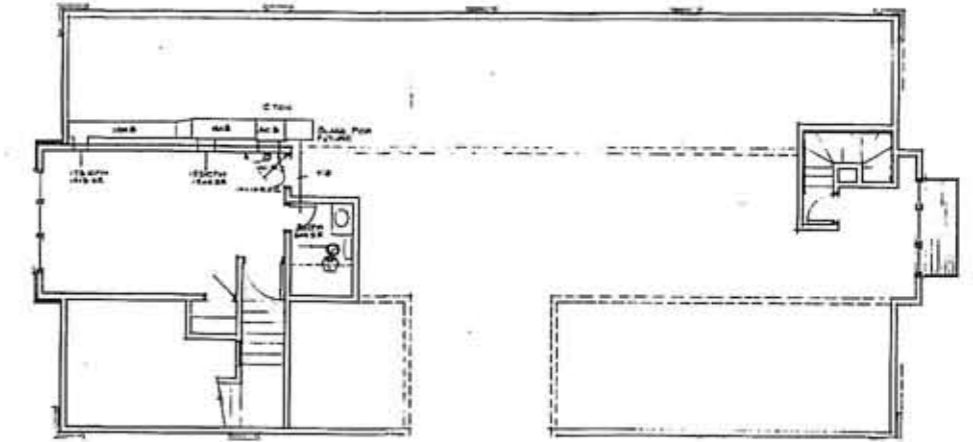
The property is being sold with no minimums or reserves and to the **HIGHEST BIDDER, REGARDLESS OF PRICE.**



## Upper Level

### FEATURES

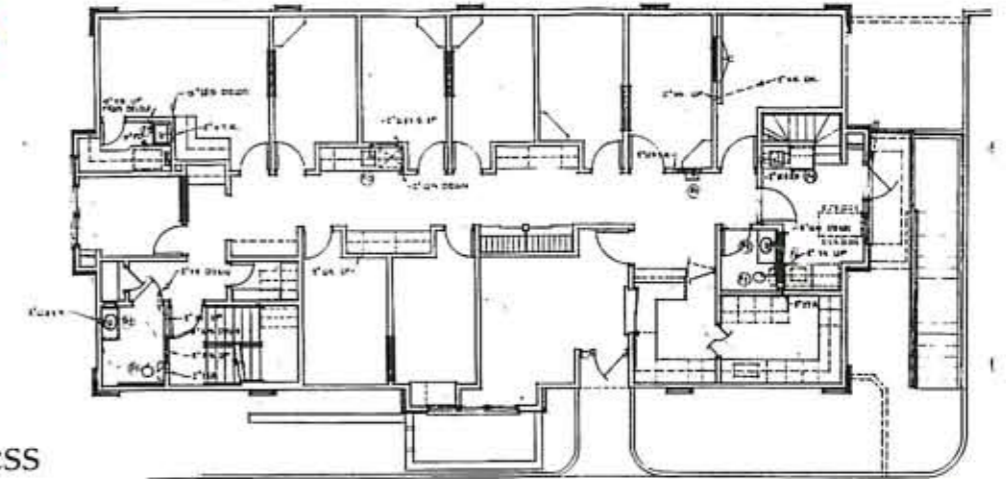
- Private Offices
- Kitchen
- Bathroom
- Storage
- Carpeting



## Main Level

### FEATURES

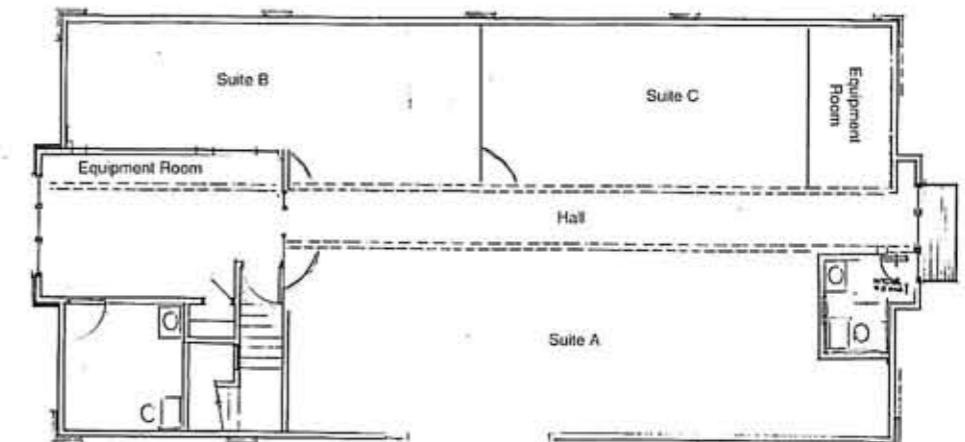
- Reception Area
- Offices (9)
- Conference Room
- Handicap Access



## Lower Level

### FEATURES

- Offices (4)
- Bathrooms (2)
- Handicap Access
- Storage
- Carpeting



**(205) 930-0833 • (800) 996-2877**

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## Real Estate Terms:

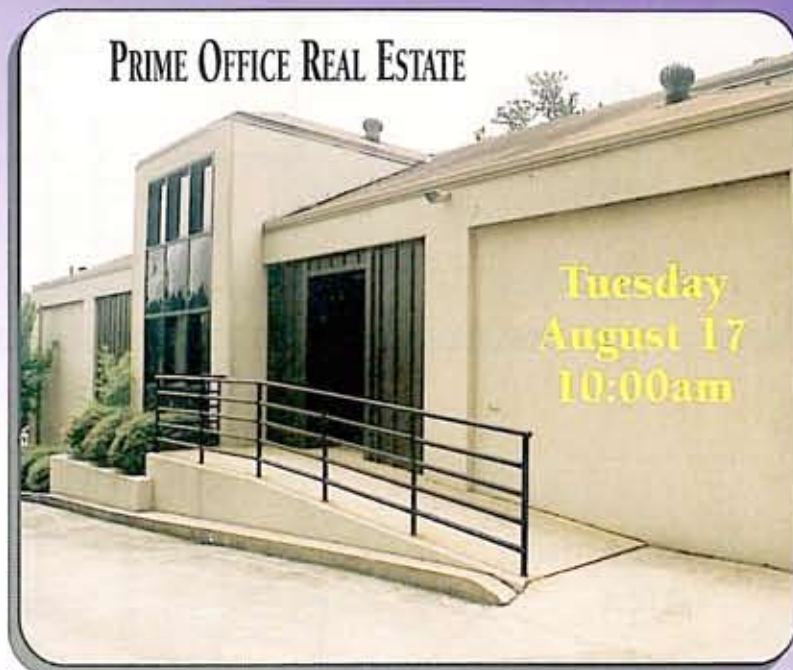
Broker Participation Welcome

### TERMS AND CONDITIONS OF SALE:

Successful bidders must deposit 10% of the purchase price at the auction of which \$25,000 must be in the form of cash, cashiers check, or personal or company check presented with a bank letter of guarantee. Down payment is non-refundable should purchaser fail to close. Balance of the purchase price must be paid within 30 days at closing. All closing costs are paid by purchaser. In all transactions, the auctioneers at Granger, Thagard & Associates, Inc. are acting as agents (working for), the Seller. Property Subject to sale prior to the auction under the auction terms. Announcements from the auction stand take precedence over all previous oral statements or printed material. All property sells AS IS...Where Is. 5% Auction Fee.

Visit us on the Web at: [www.gtauctions.com](http://www.gtauctions.com)

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No Minimums • No Reserves

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10:00am

Call For Open House Schedule



**Granger Thagard & Associates, Inc.**  
1516 20th Street South, Suite 210  
Birmingham, AL 35205  
(800) 996-2877 • (205) 930-0833  
FAX: (205) 930-9133  
Jack F. Granger, CAL. 873  
G.W. (Bill) Thagard, CAL. 675

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FIRST CLASS  
U.S. POSTAGE  
PAID  
PERMIT #205  
BIRMINGHAM, AL

FIRST CLASS MAIL



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