

# ABSOLUTE AUCTION

Wednesday, October 25th @ 5 pm



**Mixed Use Condominium  
in Stuart  
Excellent Central Location!**

**To Be Held Onsite:**

**439 NE Baker Rd., Stuart, FL 34994**

1,613 Sq Ft

Office with ADA bathroom downstairs  
Living area with 1 Bedroom, 1 Full Bath

Large Loft with 1/2 Bath

Large Corner Unit

Airy and Spacious

Built in 2007

Impact glass windows on upper floors

Terms: Public is welcome. A \$10,000.00 cashier's check must be displayed for each property in order to bid. Properties are being sold to the highest bidder regardless of price. A deposit in the amount of 10% of the total contract will be collected on the day of the auction with the balance due on or before November 28th, 2017. TIME IS OF THE ESSENCE. 10% Buyer's premium will be applied to the top bid made and taken and will be included in the total contract price. Buyer will be responsible for all closing costs (Doc, Stamps, title insurance, etc.). Bidder information package available upon request. Property is being sold as-is, with no warranties or representations being made for use or condition. Auctioneer represents the seller in this transaction. Broker participation is available, please call to qualify. Announcements made at the auction take precedents over any printed materials.

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## LIVE ON-SITE ABSOLUTE AUCTION

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