

STONY POINT MARKET **ONLINE ONLY!**

AUCTION

BIDDING OPENS
APRIL 05
@ 9AM



☀️ **A Unique Investment Opportunity Awaits!** ☀️

Property Location: 4370 Stony Point Rd, Barboursville, VA 22923

Previews: Thurs 4/11, 4/18 12noon to 1pm.

The Legacy Awaits a New Visionary!

Embrace the chance to become part of Virginia's rich history with the Stony Point Market. As our cherished owners step into retirement, a unique opportunity unfolds for you to own and enhance a revered community gem. This isn't just any business—it's a portal to instant revenue and endless possibilities.

- **Bid Once and Own it All:** Grab the keys to not just the real estate but a full-package deal including furniture, fixtures, equipment, inventory, and the business itself.
- **The highest bid over \$299,000 will be confirmed.**
- **Location Perfection:** Ideally located in Albemarle County, a stone's throw between Barboursville and Charlottesville, this spot is prime for business.
- **Online Bidding:** Friday April 5 @ 9am through Thursday April 25 @ 12noon

THE

COUNTS

Realty & Auction Group

SALES MANAGER PETE RAMSEY
434-258-6611 - PETE@COUNTSAUCTION.COM

COUNTSAUCTION.COM

434-525-2991 | 828 Main St, Lynchburg VA 24504



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Stony Point Market: A Legacy Awaiting Your Vision



Property & Business Features

- **Historical Charm with Modern Flair:** A treasure since the 1930s, the Stony Point Market has been lovingly updated in 2005, blending rich history with modern conveniences to create a business with soul and innovation.
- **Space to Grow:** With a base of 1210 sq ft ready to expand to 4000 sq ft or beyond, the growth potential is vast, awaiting county approval for your dreams to unfold.
- **Open Air Appeal:** Our inviting decks and generous yard space offer the perfect backdrop for outdoor dining experiences and memorable events.
- **Fully Furnished for Success:** It is equipped with top-tier kitchen appliances, an advanced water filtration system, ample refrigeration, and more to ensure a seamless operational experience.
- **Safety and Surveillance:** State-of-the-art video surveillance and fire suppression systems provide peace of mind and security.
- **Licensing Ready:** A transferable ABC license for beer and wine sales is included, setting the stage for immediate business operations, subject to ABC regulations.

Why Stony Point Market?

- **Ready from Day One:** Dive into an established business with existing revenue streams and community love.
- **Center of Community Life:** Renowned as a gathering spot for meals, celebrations, and more, Stony Point Market holds a special place in the hearts of locals and visitors alike.
- **Opportunity to Innovate:** The market's ample space for expansion and adaptable features represent a blank canvas for your entrepreneurial spirit and vision.

Act Now!

- This opportunity is more than a business transaction; it's a chance to invest in a lifestyle, become a community pillar, and own a slice of Virginia's heritage. Take advantage of this unparalleled opportunity to shape the future of Stony Point Market and continue its legacy of success and community service.

Get in Touch

For more information on making this dream a reality, visit our website or contact our auction team directly. **Contact Pete Ramsey for other preview time visits.**



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Directions: Approximately 10 miles north of Charlottesville on Rt. 20 and approximately 5 miles south of Barboursville on Rt. 20



Broker Participation: 2% Brokers must register their clients by 12:00 p.m. Wednesday, April 24th. Please contact our office or sales manager for additional details.



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Terms:

Action Thursday, April 25, 2024.

4370 Stony Point Rd Barboursville VA

AUCTION TERMS AND CONDITIONS:

A 10% buyer's premium will be added to the final high bid to determine the contract price. A 10% deposit is required. If you are the high bidder, you will be required to sign an auction contract and return it to The Counts Realty & Auction Group no later than Monday, April 29, 2024, @ 5:00 pm. The 10% deposit must also be received by The Counts Realty & Auction Group no later than Monday, April 29, 2024, @ 5:00 pm. This payment may be in the form of cash, check, cashier's check, or wire transfer. Credit card payment will not be accepted. Please contact our office (434-525-2991) for wiring instructions. The high bidder shall be responsible for all wire transfer fees or cashier's check fees.

Inspection: Property is being sold AS-IS, WHERE IS with all FAULTS with no representations or warranties of any sort. While all information provided is deemed to be reliable, they are not guaranteed and do not constitute a warranty, either expressed or implied. All bidders are responsible for doing their own due diligence to determine if they should bid and/or purchase the property.

Terms: All online bidders must register to bid online by registering at countsauction.com. Bidders may execute bids either at countsauction.com or by downloading the Counts Realty & Auction Group app. The property is sold in "AS – IS" condition and is not contingent upon bidder's financing, condition of the property, appraisal, or inspection. Bidders shall rely on their own information, judgement, and inspection of the property. Title will convey via marketable title, free and clear of all liens. The property taxes will be prorated as of the date of closing. The closing will take place within 30 days of the auction date unless specified otherwise or as soon thereafter as necessary to correct any defects in the title.

Bid Increments: All bids must be made in increments at least as great as those which we, the Counts Realty & Auction Group, have determined. We reserve the right to change or modify the bid increments from time to time during the auction.

Extended Bidding Time: The auction is scheduled to begin on the "Starting Date and Time" and tentatively end on the "Scheduled Closing Date and Time" that are listed in the information package. Should a bid be received just before the Scheduled Closing Date and Time, an automatic extension feature in the online bidding platform will extend the Scheduled Closing Date and Time and keep the auction open for an additional one minute beyond the time that the last bid was received. Subsequent and additional extensions shall be applied to any and all bids placed during any such extension period until an extension period has expired without additional bids being placed, at which time the bidding time, as extended, shall be closed.



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Terms Continued

Bidder Verification: The identity of all bidders will be verified. Bidding rights are provisional, and if complete verification is not possible, Counts Realty & Auction Group may reject the registration and bidding rights may be terminated.

Online bidders: Registration will require a \$1,000 hold be placed on your credit card so you can be approved to bid. Once you have registered online, please call Counts Realty & Auction Group at 434-525-2991 so we can process your credit card information and approve you for bidding. At the conclusion of the sale and you are not the high bidder, the credit card hold will be released and will be available in 3 to 7 business days. If you are the high bidder on the property, Counts Realty & Auction Group will contact you to make arrangements for Contract signing and deposit payment. If you fail to execute the contract and return it along with the required deposit by Monday April 29, 2024 @ 5:00 pm to the Counts Realty & Auction Group, you will be considered in default and subject to legal action. Your credit card will be charged \$1,000.

Technical Issues: Neither The Counts Realty & Auction Group nor the company providing the bidding platform shall be held responsible for missed bids or the failure of the software and/or internet connection to function properly.

Default: If the closing does not occur for any reason whatsoever, other than solely due to the fault of the Seller, Seller shall retain the earnest money deposit. This provision shall in no way affect the right of the Seller and/or The Counts Realty & Auction group to exercise any legal remedies or recourse available, including without limitation, seeking specific performance or monetary damages. Purchaser agrees to pay all attorney fees, court costs, and other costs of collection/enforcement incurred by the Seller and/or The Counts Realty & Auction Group.

Controlling Law: The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the sale shall be governed by the laws of the Commonwealth of Virginia.

Acceptance of these Terms and Conditions is acknowledged by placing a bid either in person, via telephone, or online.



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