

ONLINE ONLY AUCTION

**Bid Now Thru
September 30, 2021
At 8:00 PM (Soft Close)**

3620 ANDERSON ROAD, NASHVILLE, TN 37217

Directions: From I-24, take Exit-59 for TN-254/Bell Road, travel east on TN-254/Bell Road for 3.9 miles, turn right on Smith Springs Road, travel 1.1 miles to Anderson Road. Watch for signs!!!

**— SIX BAY CAR WASH —
LOCATED GROWING PERCY PRIEST AREA**



ZONED R10 WITH COMMERCIAL PUD OVERLAY

3620 Anderson Rd is located in the Percy Priest Area of Davidson County. Sitting on .84 acres, Zoned R10 with a Commercial PUD Overlay. Parcel C of the PUD usage consists of Convenience Sales or General Services. The Carwash has a total of Six Bays, 5 wash bays are equipped with Spray Shine Equipment (high pressure sprayers, foaming brushes & mat clamps) plus an Automatic Wash Bay. Bays also include Doyle Vacuum Stations plus one bay features a Dri-Foaming Carpet Shampooer by Fragamatics. Additional features include Vending and Change station.

Open For Inspection - Look At Your Convenience

Call Jay White at 615-444-0909 or 615-308-4421 For Further Information

Contact Davidson County Planning For Questions About Zoning

SALE TERMS: Sale subject to seller confirmation. 10% Buyer Premium will be added to final bid price to determine final contract sales price. A 20% non-refundable deposit of the total contract price & a signed purchase contract required within 24 hours after close of auction. Balance due on or before November 1, 2021.

ONLINE BIDDING: Sale is open now thru Thursday, September 30, 2021 at 8:00 p.m. (Soft Close.)

TITLE: Seller will furnish warranty deed and title insurance policy with normal exceptions.

BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO BIDDING. SELLING "AS IS".

Jay White, Principal Auctioneer - License #2309

**AGEE &
JOHNSON**
REALTY AND AUCTION, INC.
YOUR COMMUNITY'S TRUSTED
REALTY AND AUCTION COMPANY

615.444.0909

www.AgeeAndJohnson.com