

# Real Estate Auction

**SPECIAL INVESTMENT PROPERTY CLOSE TO HOSPITAL IN ELK CITY, OKLAHOMA  
AND SEVEN BAY COMMERCIAL CAR WASH IN PRIME LOCATION  
EXCEPTIONAL BUSINESS OPPORTUNITY WITH ADDITIONAL RENTAL INCOME**

**SATURDAY, SEPT. 10, 2016 • 10:00 A.M.**

**SALE LOCATION:** Opera House at Old Town Museum Complex, 2717 W 3rd, Elk City, Oklahoma  
(Watch for auction signs)

## TRACT #1

**PROPERTY LOCATION:** 1505 West 1st, Elk City, Oklahoma

**AUCTIONEER'S STATEMENT:** If you are searching for a good investment property, you should definitely consider this 4 unit two story rental property with a detached 1 bedroom apartment located within 2 blocks of Great Plains Regional Hospital in Elk City, Oklahoma. We invite you to attend this special auction.

**PROPERTY DESCRIPTION:** This 2 story 2,208 square foot 4 unit apartment complex is located within 2 blocks of Great Plains Regional Hospital. The apartment complex has been remodeled and re-wired. Each apartment includes kitchen & dining area, living room, bedroom & bathroom. There is also a one bedroom detached bungalow. This property provides a good opportunity to acquire a special investment property close to Great Plains Regional Hospital.

## TRACT #2

**PROPERTY LOCATION:** 620 South Main, Elk City, Oklahoma

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the auction of the special Seven Bay Commercial Car Wash with good visibility on busy South Main Street. This Property offers many opportunities with the Commercial Car Wash and the rental income from the Billboard located on the property. We invite you to attend this special auction.

**PROPERTY DESCRIPTION:** The special income producing property includes a seven bay commercial car wash located at 620 south main. The seven bay car wash includes 4 car bays, 2 truck bays, and an automatic carwash bay that is touchless automatic and install in 2015 with all new electric wiring. The commercial car wash also includes 2 Fragmatic econo vacuums, 1 Fragmatic Super Turbo Vacuum with bill acceptor, 1 Fragmatic 3 scent fragrance and vacuum, 4 single column vending and 1 three column vending machine. There is a 832 square foot stand alone building with a drive in bay and office. It would be a perfect location for a detailing business or a business searching for a high visibility office location. The property also has a large billboard that produces yearly billboard income.

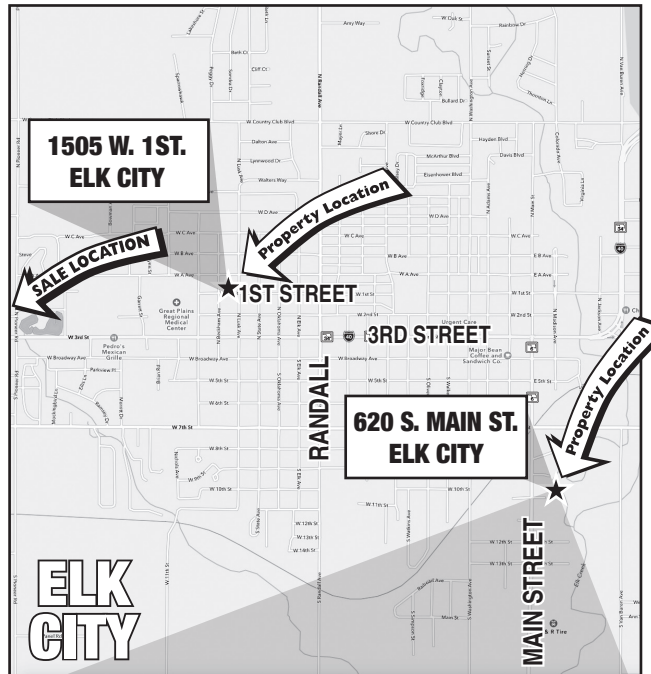
**REAL ESTATE TERMS:** 15% of the purchase price will be placed in escrow day of sale. Property will be conveyed by Warranty Deed. Possession will be at closing. All measurements are approximate.

**BROKER PARTICIPATION INVITED:** Broker must pre-register client 48 hours in advance of auction.



## OPEN HOUSE

Sunday, Aug. 28th & Sept. 4th, 2016 from 1:00 to 3:00 p.m. or by appointment **580-225-6743**



## COMMERCIAL CARWASH & RENTAL SIGN

TO INSPECT THE PROPERTY, CALL **580-225-6743**  
FOR AN APPOINTMENT

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**WE INVITE YOU TO ATTEND THIS SPECIAL AUCTION!**

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# Gene Cobb Auction & Realty

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**Rhett D. Cobb • Licensed Auctioneer • Real Estate Broker - Texas & Oklahoma**

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Every effort has been made to assure the accuracy of the information with no guarantee of authenticity.

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