

# REAL ESTATE AUCTION

9:00 A.M. Friday, April 28, 2017  
1917 Hall Blvd. & 1450 North Waverly, Ponca City, OK

Auction for both properties will be held at 1917 Hall Blvd. across street from Dorada Foods.



**#1 1917 HALL BLVD. COMMERCIAL REAL ESTATE:** 5,493 S.F. office/warehouse or light manufacturing building on three acres (3.0 A) in the industrial park. Property has 295' of frontage on Hall Blvd. 390' of frontage on Doyle Keirn Avenue. The property was built in 1997 and has all municipal utilities and is zoned I-1 (Light Industrial District). The building has approximately 564 S.F. of finished front office, restroom, and break room area with an additional 1,632 S.F. of finished product testing area with dropped ceilings, finished walls, and carpeted or painted floors with central HVAC service; is 2,196 S.F. or approximately 40% of the building. The remaining 3,297 S.F. (60%) is open warehouse/shop storage or light-manufacturing areas. The building is constructed of steel frame with metal sheathing exterior walls and gable style roof with metal sheathing covering. The front of the building has a brick veneer finish. The building has a concrete slab floor with a truck well on north side. Two semi-trucks can back up to two of the three overhead doors with dock bumpers. The building is in very good condition and has been updated with a 460 amp, three-phase electrical panel and surveillance system. Additional site improvements include concrete access drives from both adjoining arterials; a concrete paved parking lot with 15 parking spaces; dock high access to overhead garage doors; partial perimeter chain-link fence with barbed-wire; and movable steel access ramp.

TAXES 2016: \$2,587.00.

**#2 1450 NORTH WAVERLY COMMERCIAL REAL ESTATE:** Five acres (5.2 A) development land, zoned I-1, 4,400 vehicles per day traffic.

TAXES 2016: \$344.66.

**TERMS:** Properties sell as is with no warranty. Descriptions are accurate to best of knowledge. Announcements made day of sale will supersede all other advertising. Seller or Auction Co. not responsible for accidents.

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