

To The Highest Bidder Regardless of Price



ABSOLUTE AUCTION

32,000± Sq. Ft. Office Building, Hazleton, PA

WED
MARCH
18TH
2:00 PM



- **Address:** The Hazleton Center, 2 East Broad Street, Hazleton, PA 19201, Luzerne County
- **Auction on Premises:** Wednesday, March 18, 2:00 PM
- **Previews:** Wednesday, March 11 from 1:00 to 3:30 PM and by appointment
- **County Recording Records:** T 8Sw 31016001 Deed Book 2217, Page 1032, recorded December 19, 1986
- **Gross Area of Building:** 44,800± Sq. Ft.
- **Leaseable Area:** 31,300± Sq. Ft.
- **2008 Taxes:** \$14,400 Annual School and Real Estate
- **Tenants:** A mixture of medical, lawyers, other professionals.
- **Condition:** Well maintained, elevator building.

Weather Conditions: In the event of severe driving conditions contact Traiman the morning of the Auction for postponement information.

Bidder Registration: Bidder registration begins 45 minutes prior to the start of the Auction. **\$35,000** in the form of a bank cashier's check (made payable to yourself) is required to register at the time of the Auction. The winning bidder will then post the cashier's check along with a personal check for the total **15%** deposit.

Buyer's Premium: Refer to agreement of sale.

For income and expense statement, rent roll, agreement of sale and building improvements visit www.traiman.com.

Settlement: On or before 45 days.

Brokers/Agents: Earn a 2% commission. Go to www.traiman.com and download the Broker Registration form and follow the registration requirements.

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REAL ESTATE AUCTION

32,000± Sq. Ft. Office Building

The Hazleton Center, 2 East Broad St., Hazleton, PA

NOTICE: The information used for the advertising of this property may not be accurate. Measurements, figures, and drawings are approximate. Interested parties must do their own research and are not to rely on any information provided by the seller, the auction company, or their representatives. The Agreement of Sale takes precedence over any advertising or oral or written announcements. Auctioneer represents the Seller, not the Buyer. Subject to good and marketable title. Auctioneer reserves the right to reject bids that the auctioneer deems inadequate. If you have a question at during the auction, please notify an auction staff member for a private conversation. Seller and the auction company reserve the right to have parties escorted from the premises for soliciting other bidders or for other reasons deemed inappropriate. Information contained herein is subject to change.

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*Investment opportunity where
the bidders set the price!*

In the center of Hazleton's downtown
business and commercial area.
The interstate highways of I-80 and I-81
have made Hazleton a hub for commerce.

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