



P. O. Box 798, Gadsden, AL 35902

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# AUCTION

Online & Live Event  
Thursday, December 10th  
@ 10:00AM (CT)

## CAMBRIDGE ROW Professional Building/Condo

SELLING TO THE  
HIGHEST BIDDER AT  
OR ABOVE \$189,900  
LAST ASKING  
PRICE \$320,000

1607 RICHARD ARRINGTON BLVD S, BIRMINGHAM, AL 35205



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ADVANCED REAL ESTATE MARKETING

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# Cambridge Row – Professional Building/Condo Birmingham, AL

- A Perfect Location for Accountants, Lawyers and Professionals
- Spacious 2100± sq. ft. with 2 Floors
- 4 Blocks from Five Points South
- Easy Access to Downtown, Courthouse, UAB, I-59/I-65 and Hwy 280/US 31
- End Unit with Plenty of Walk-up Parking
- Large Executive Office, Conference Room, Receptionist Office and Waiting Area, Kitchen with Appliances, 2 Restrooms and 2 Other Offices
- 6 Parking Spaces (3 Reserved & 3 Common)
- Move-in Ready
- Phone System up to 10 Lines
- Alarm System with Internal Camera
- Rear Entrance is Handicap Accessible
- Some Furnishings Available

**Online & Live Event**

Thursday, December 10th at 10:00AM (CT)

**Selling to the Highest Bidder at or above \$189,900**  
**Last asking price \$320,000**

## AUCTION INFORMATION:

**Sale Date and Location:** Thursday, December 10th at 10:00am (CT), registration begins at 9:00am (CT). The property will be sold from the premises at 1607 Richard Arrington Blvd S, Birmingham, AL 35205.

**Registration Fee:** A \$2,500 certified or cashier's check will be required in order to bid on the property.

**Terms of Sale:** 10% down due on auction day with the balance due at closing within 30 days.

**Online Bidding:** Bidders will be required to place a \$2,500 registration fee to bid. Upon being declared the successful bidder, 10% down and all executed documents will be due by end of the next business day. Closing will take place within 30 days. Information and guidelines are available on our website.

**Property Information:** Additional information is available on our website.

**Buyer's Premium:** A 10% Buyer's Premium will be added to the final bid to determine the total contract price paid by the purchaser.

**Property Inspection:** An auction representative will be onsite Wednesday, December 2nd and 9th from 1:00pm – 4:00pm (CT) and Auction Day or by appointment.

**Buyer Broker Participation:** Buyer Broker Guidelines are available on our website.

**Directions:** From Hwy 280/31 and University Blvd., Take University Blvd. West .5 mile, turn left on 20th St. South and go .7 mile to Richard Arrington, Jr. South. Go straight across onto 16th Ave. South. Property entrance on right.



• Showing Dates: Wednesday December 2nd and 9th from 1:00pm – 4:00pm (CT) or by appointment.

• Broker Participation Welcomed

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