

WESTERN SIZZLIN' BUFFET & STEAKHOUSE RESTAURANT REAL ESTATE & CONTENTS AUCTION

**1708 W Crawford, Salina, KS
Date & Time to be Determined**



Legal Description:

MOOSE ADD RPLT BLK 4, S15, T14, R3, BLOCK 4, ACRES 2.7, LT 18 LESS TR BEG SE/C LT 18 TH N 293.38 W 104.79 S 293.35 E 99.75 TO POB



AUCTIONEER'S NOTE: Commercial & Industrial property classified as Restaurant-type activity. Selling the property followed by contents. Building size 9,834 sqft on 2.7 acres originally built 1984 with major renovation 1996. Stud-brick veneer 50% on public side and 50% concrete block on back side. This property is located .5 miles from I-135 and Crawford Street exit considered one of the main entry points to the city of Salina and in the midst of a hotel/motel/restaurant row with high traffic counts. 2018 taxes were \$13,834.24 on an assessed valuation of \$100,001.

TERMS OF REAL ESTATE: 10% down on day of sale. Balance due at closing. Kansas Secured Title Closing Costs and Title Insurance to be split 50/50 between buyer & seller. 10% Buyer's Premium will be charged to the Buyer at closing.

REAL ESTATE SELLS AT 10:00, FOLLOWED BY FURNITURE, DÉCOR, EQUIPMENT & SUPPLIES

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Any announcement made the day of sale takes precedence over any printed matter

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