

LIVE REAL ESTATE AUCTION!



CORBETT AUCTIONS

powered by Homes of Idaho

Friday, October 16thth • 12:00 PM

AUCTION ON SITE: 2630 E Franklin Rd, Meridian, ID 83642

MINIMUM BID: \$299,000

Properties may be sold via multi-parcel auction*



- **Fantastic Opportunity** for commercial space along highly traveled Franklin Rd
- **Excellent Traffic Counts** of 19,614 VPD (ITD, 2024)
- **± 2,055 SF Residence** offers potential for office, retail, flex, and other uses
- **± .74 Acre** lot provides a blank canvas for your tailored needs
- **Superb Access** to Boise, Meridian, and the greater Treasure Valley with incredible access to I-84
- **Parcel to the West** (± 4.34 acres) is also available and will sell the same day
- **5% Buyer's Premium** added to the Final Live Bid Price to arrive at the Total Purchase Price on auction day
- **\$30,000 Non-Refundable Earnest Money** due auction day by personal check
- Remainder due in full within **30 days at Closing**
- Seller to provide Standard Title Insurance and 1/2 Closing Escrow Fee
- Please conduct all due diligence/inspections prior to bidding
- Property sold **“as-is, where is”**, with no contingencies to the highest bidder exceeding the Minimum Bid

ALL PRE-AUCTION OFFERS ARE ENCOURAGED AND WILL BE PRESENTED!

ALL PRE-AUCTION OFFERS WILL BE CONSIDERED! MINIMUM BID: \$299,000

JP Sacht 208.870.2443

Kent Corbett 208.941.1868



CORBETT AUCTIONS