

ON THE SITE • RAIN OR SHINE
ABSOLUTE AUCTION

FRIDAY • 29 FEBRUARY • 1:31 PM

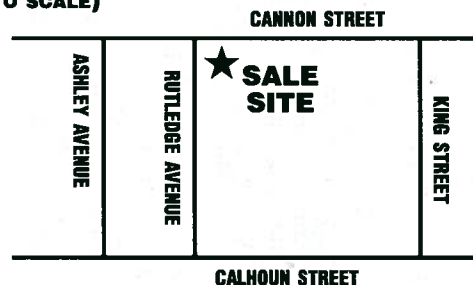
**PRIME OFFICE SUITE
198 RUTLEDGE AVENUE
RUTLEDGE PLACE, UNIT 5
DOWNTOWN CHARLESTON, SC**

PRIME OFFICE SUITE, PREVIOUSLY A DERMATOLOGIST OFFICE, 9 EXAM ROOMS, 2 BATHS, LARGE WAITING AREA, OFF STREET GATED PARKING, GOOD PROXIMITY TO MUSC, LOCATED IN BUSTLING OFFICE COMPLEX, SPACIOUS RECEPTIONIST AREA, CENTRAL AIR & HEAT, HIGH VISIBILITY, ATTRACTIVE BUILDING IN GOOD CONDITION, IDEAL FOR MANY OFFICE USES



SELLING TO THE HIGH BID - REGARDLESS OF PRICE

**LOCATION MAP
(NOT TO SCALE)**



**Inspection Times - Thursdays - February 21 & 28, 11AM to 2PM & Sale Day
11 AM Until Sale Time - Shown Anytime By Appointment
10% BUYER'S PREMIUM - BROKER PARTICIPATION WELCOME**

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SCAL 2087F, NCAL 4551NR, GAL 1680, TAL 2606



ABSOLUTE AUCTION
FRIDAY • 29 FEB • 1:31 PM

198 Rutledge Avenue
Rutledge Place, Unit 5
2,575 +/- Sq. Ft. Office Suite
Downtown Charleston, SC

SELLING TO THE HIGH BID
REGARDLESS OF PRICE

Terms of Sale: A 15% deposit due on sale day by cash, cashier's check or good company or personal check. Balance is due at closing in thirty (30) days. Seller reserves the right to extend closing for an additional thirty (30) days if necessary. Buyer pays for deed preparation, documentary stamps, recording and survey fee. Auction company acts as an agent of the Seller only. All property sells as is, where is, with all faults in its present condition, no warranty expressed or implied. It is assumed that the Purchaser has inspected the property prior to bidding and that it is suitable for his/her purposes. Purchasers should rely strictly on their own judgment in bidding. 10% BUYER'S PREMIUM