Auction Date: Thursday, May 4, 2017

Auction Time: 12:00 noon

Registration Time: 11:30 am

Auction Location: Held at the property

Inspection Dates & Times: By appointment only
Monday, April 24 and May 1, 1-4pm
Contact Eastside Commercial Real Estate at 509-783-1107 to schedule.

Deposit: $50,000 cashier’s check made payable to CWS Marketing Group.
Cashier’s checks made payable to bidder’s name CANNOT be accepted.

2705 St. Andrews Loop, Pasco, Washington 99301

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS.
1-Story Office building within a 4 building industrial office complex near Boulder Court and a golf course. The 8,000 ± sq. ft. building has common restrooms and break room and is divided into 4 office spaces, with 3 of the spaces currently leased. Note: The building is currently leased for a total of $9,536.55 a month. Lease information can be viewed online.

Property Details:
Improved Area: 8,000 ± sq. ft.
Site Area: Complex is 4.64 ± acres
County: Franklin
Zoning: Industrial Condo/Office Complex
2016 County Taxes: $12,941.50 ±
Parcel No: 113300124

CWS Marketing Group  Sale #: 17-66-968
TERMS OF SALE FOR PASCO, WA / Sale #17-66-968

GENERAL INFORMATION:
The placement of a successful bid at a U.S. Department of the Treasury auction establishes a legally binding contract between the successful bidder and the Government. The auctioneer’s announcement of the high bid amount and the bidder’s number establishes the contract which is subject to final acceptance by the Government. This contract is bound by these Terms and Conditions, any Special Terms and Conditions published by the Contractor for the specific auction, 19 CFR Customs Duties Part 162, and all other Federal regulations governing contracts for the purchase of Government property, which may be found at http://www.acquisition.gov/1st/. The successful bidder is legally bound to pay for property awarded in accordance with his/her bid.

CWS, the Contractor, is acting as the agent of the Government with respect to the sale of Government real property at these auctions. The Contractor may videotape the auction and record phone bidding to assist in any future contract resolution actions.

ELIGIBILITY OF BIDDER:
The Bidder warrants that he/she is not: (a) under 18 years of age; (b) an employee of any department or agency of the Federal Government prohibited by the regulations of that agency from purchasing property sold hereunder; (c) an agent or representative of the household of the employee in (b); (d) the Contractor, subcontractor or vendor, or their agent who has access to information concerning the property to be sold at U.S. Department of the Treasury, Seized Real Property Support, CWS, the Contractor for the specific auction, 19 CFR Customs Duties Part 162, and all other Federal regulations governing contracts for the purchase of Government property, which may be found at http://www.acquisition.gov/1st/. The successful bidder is legally bound to pay for property awarded in accordance with his/her bid.

REGISTRATION OF BIDDERS:
In the event a person is bidding on behalf of another party, an original and certified copy of the power of attorney must be presented. The person bidding on behalf of another party must sign the certification of registration form acknowledging the property is for sale. If a legal misrepresentation is determined before the final closing of the contract, the Government has the right to cancel the contract. The person is presumed to be with the consent of and contractually bound on the registered bidder.

ELIGIBILITY OF BIDDER:
The Bidder warrants that he/she is not: (a) under 18 years of age; (b) an employee of any department or agency of the Federal Government prohibited by the regulations of that agency from purchasing property sold hereunder; (c) an agent or representative of the household of the employee in (b); (d) the Contractor, subcontractor or vendor, or their agent who has access to information concerning the property to be sold at U.S. Department of the Treasury, Seized Real Property Support, CWS, the Contractor for the specific auction, 19 CFR Customs Duties Part 162, and all other Federal regulations governing contracts for the purchase of Government property, which may be found at http://www.acquisition.gov/1st/. The successful bidder is legally bound to pay for property awarded in accordance with his/her bid.

REGISTRATION OF BIDDERS:
In the event a person is bidding on behalf of another party, an original and certified copy of the power of attorney must be presented. The person bidding on behalf of another party must sign the certification of registration form acknowledging the property is for sale. If a legal misrepresentation is determined before the final closing of the contract, the Government has the right to cancel the contract. The person is presumed to be with the consent of and contractually bound on the registered bidder.

REGISTRATION OF BIDDERS:
In the event a person is bidding on behalf of another party, an original and certified copy of the power of attorney must be presented. The person bidding on behalf of another party must sign the certification of registration form acknowledging the property is for sale. If a legal misrepresentation is determined before the final closing of the contract, the Government has the right to cancel the contract. The person is presumed to be with the consent of and contractually bound on the registered bidder.

REGISTRATION OF BIDDERS:
In the event a person is bidding on behalf of another party, an original and certified copy of the power of attorney must be presented. The person bidding on behalf of another party must sign the certification of registration form acknowledging the property is for sale. If a legal misrepresentation is determined before the final closing of the contract, the Government has the right to cancel the contract. The person is presumed to be with the consent of and contractually bound on the registered bidder.

REGISTRATION OF BIDDERS:
In the event a person is bidding on behalf of another party, an original and certified copy of the power of attorney must be presented. The person bidding on behalf of another party must sign the certification of registration form acknowledging the property is for sale. If a legal misrepresentation is determined before the final closing of the contract, the Government has the right to cancel the contract. The person is presumed to be with the consent of and contractually bound on the registered bidder.

REGISTRATION OF BIDDERS:
In the event a person is bidding on behalf of another party, an original and certified copy of the power of attorney must be presented. The person bidding on behalf of another party must sign the certification of registration form acknowledging the property is for sale. If a legal misrepresentation is determined before the final closing of the contract, the Government has the right to cancel the contract. The person is presumed to be with the consent of and contractually bound on the registered bidder.