2400 Wade Hampton Blvd, Greenville, SC 29615

**COMMERCIAL BUILDING** 3,878 ± sq. ft. building that was previously a bank branch. It includes a lobby, teller stations, offices, 2 half baths, kitchen, vault, storage room, and drive-thru canopy. The property includes parking and is located at the corner of Wade Hampton Blvd and Richburg Drive. It has 157’ of frontage along Wade Hampton Blvd (also known as Hwy 29) and is convenient to the City of Greenville, Greer, and the City of Spartanburg. **NOTE:** The property will be conveyed via a Quit Claim Deed.

**Utilities:** Electricity, Gas, Water, Sewer

**Zoning:** C-2/Commercial District

**2013 County Taxes:** $19,575 ±

**Parcel No:** PO-015-10-01-052-00

**Total Improved Area:** 3,878 ± sq. ft.

**Total Site Area:** 0.782 ± acre

**County:** Greenville

**DIRECTIONS:**

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 announce-ment 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 reg-u-lations governing contracts for the purchase of Government proper-ty, which may be found at http://www.amer.gov/far/. The success-ful 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 BIDDERS:
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 properly sold hereunder; (c) an agent or immediate member of the house-hold of the employee in (b), above; (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 auctions that is not generally available to the public; (e) presently debarred or declared ineligible for the award of contracts by any Federal agency in accordance with 41 CFR 101-45.6; or (f) the party, or agent of the party(s), from whom the property was seized.

The Contractor’s subcontractor may not act as agent for a third party in purchasing U.S. Department of the Treasury real property that is or has been in their custody or control. For breach of this warranty, the Government shall have the right to cancel the contract without liability.

REGISTRATION OF BIDDERS:
Persons wishing to participate in the bidding process of the sale are required to obtain, fill out, and deliver a bidder registration card dur-ing the registration process for each sale.

In the event a person is bidding on behalf of another party, an original notarized Power of Attorney must be presented at the time of registration. Power of Attorney must include the buying party’s social security number.

If you are planning to bid in the name of a corporation, business, or LLC, you must have the appropriate official documentation to show proof of eligibility to bid on behalf of that corporation, business, or LLC.

An individual’s signature on the bidder registration card is an acknowledgment of his/her full and complete understanding of all Terms and Conditions and his/her agreement to be bound thereby. An individual’s acknowledgment of his/her full and complete understanding of all Terms and Conditions and his/her agreement to be bound thereby. An individual’s acknowledgment of his/her full and complete understanding of all Terms and Conditions and his/her agreement to be bound thereby. An individual’s acknowledgment of his/her full and complete understanding of all Terms and Conditions and his/her agreement to be bound thereby. An individual’s acknowledgment of his/her full and complete understanding of all Terms and Conditions and his/her agreement to be bound thereby. An individual’s acknowledgment of his/her full and complete understanding of all Terms and Conditions and his/her agreement to be bound thereby. 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