



Commercial Building & Extra Lot

ONLINE ONLY ABSOLUTE AUCTION
BIDDING ENDS THURSDAY • AUGUST 6 • 12 NOON



Outstanding commercial opportunity in the Static community of Byrdstown, TN. This commercial property is being offered in two tracts, providing flexibility for investors, entrepreneurs, and business owners alike. Tract 1 features the commercial building on 0.74 acres with excellent visibility and frontage on North York Highway, making it an ideal location for a retail store, office space, restaurant, or service-based business. Tract 2 consists of an additional 0.54 acre adjoining lot, offering possibilities for expansion, additional parking, storage, or future development. Conveniently located just minutes from Dale Hollow Lake and local amenities, this offering combines investment potential with a desirable location. Whether you're looking to occupy or invest, this commercial property is ready to meet your needs.



**5885 N York Hwy.
Byrdstown, TN 38549**



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Lee J. Amonett • Broker/Auctioneer • (931) 252-1907

Terms: 10% Buyer's Premium. 20% Deposit at conclusion of sale, with balance due in 30 days. Current Years Taxes Pro-Rated. Possession with Deed. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Take Precedence Over All Other Advertising.



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