

# ONLINE ONLY ABSOLUTE AUCTION

**Income Producing Commercial Property  
Boat/RV Storage Facility - Near Dale Hollow Lake**

**BIDDING ENDS: THURSDAY • OCTOBER 5 • 10 AM**



**9929 N Hwy 111  
Byrdstown, TN**



## ONSITE PREVIEW: THURSDAY • SEPTEMBER 21 • 4-6 PM

Situated on Hwy 111 near Dale Hollow Lake, Shelley's Storage is a sprawling 8 +/- acre commercial property with tremendous improvements and a thriving income stream that has additional business opportunities. The property consists of a 109 unit storage facility with additional buildings (suitable for lite industry), office space and a tower lease. Beyond the existing revenue stream, there is room for expansion with ground space for approximately 100 more units and additional income opportunities.

For current revenue information, lease details and complete information call Lee J. Amonett @ 931-252-1907.

**Drone Video, Virtual Tour & Bidding @  
WWW.EAGLEAUCTIONS.COM**

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

Terms: 10% Buyer's Premium. 15% Deposit at conclusion of sale, with balance due in 30 days. 2023 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 Day of Sale Take Precedence Over All Other Advertising.

**AMONETT'S EAGLE  
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