

# Foreclosure Auction

By Order of Secured Party

Friday, July 10 • 1:00 PM

## Prime Real Estate in Downtown Lenoir City

*An excellent location in the heart of the revitalized downtown area*  
310 E. Broad Street, near intersection with Hwy. 321, Lenoir City, TN



- 1,680 sq. ft. brick building
- Minutes from I-75
- 10 Minutes from Turkey Creek
- Traffic Count: 12,000 vehicles per day
- Built in 1962
- Available Utilities: Electric, water, sewer and gas provided by Lenoir City Utilities Board
- Zoned C-2 - Central Business District

This building was once occupied by E.T.R. Diesel Performance, a company that manufactured specialized pliers for automotive repair and electric remote control cars. The sale of equipment, inventory, parts racking, office furniture, and hardware will immediately follow the sale of real estate.

**TERMS: CLOSING - DAY OF SALE ON BOTH REAL AND PERSONAL PROPERTY**  
10% Buyer's Premium - Successful bidders must close and pay the full purchase price (including 10% Buyer's Premium) on the day of the sale in the form of cash or certified funds, plus a real estate sales contract must be signed.

**DIRECTIONS:** Traveling south on I-75 towards Chattanooga, take Exit 81 Lenoir City / Oak Ridge. Turn left onto US-321 S and travel for 2.7 miles. Turn right onto E Broadway Street (US-11) and travel for ½ mile to property on left



# FURROW AUCTION COMPANY

1022 Elm Street, Knoxville, TN 37921  
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