

# PUBLIC AUCTION

Commercial Real Estate - 806 Okla. Blvd, Alva, OK  
Kentucky Fried Chicken Restaurant  
Excellent Location - Drive thru Convenience

## Saturday, June 26th , 2010 - 10 A.M.

Sale Location: 806 Oklahoma Blvd., Alva, OK



### LEGAL DESCRIPTION:

Hess Block 7, Lots 10 & 11 and the north 65' of lot 12, city of Alva

### LAND DESCRIPTION:

This property has 12, 601 sq. ft. of concrete and parking area with the building being 1250 sq. ft. This building was the Kentucky Fried Chicken Restaurant. It has 11 booths for seating, a walk up counter, large kitchen area with a 6' x 13' Vertrogard stainless steel hood. a triple stainless steel deep dish sink, 2 walk in freezers, and a nice large bathroom. Also selling with the property is a Blodgett oven, and 2 stainless steel modular pack tables. It has a drive thru convenience with tv monitors and sits in an excellent location on Okla. Blvd across the street from the college.

### TAXES:

Prorated to day of closing.

### POSSESSION:

Possession will be given at closing.

### TERMS:

10% down day of sale to be held in escrow with Woods County Abstract, Alva, Okla., with the balance due upon approval of abstract showing merchantable title and payment in full.

**AUCTIONEERS NOTE:** Don't miss the opportunity to own this commercial property with a concrete parking already in place, a well built block bldg structure, a super excellent location on Oklahoma Blvd, Across the street from the college in Alva, Okla. If you're thinking of opening a restaurant , a beauty shop, a flower shop, a coffee shop and a drive thru or a professional office. Don't miss your chance to own this prime real estate located in Alva, OK. Don't miss this Auction. **Thanks for attending our auctions.**

NOTE: All statements, representations and information herein are from sources deemed to be reliable and are believed to be correct; however, the Auction Firm makes no warranties, either expressed or implied. All acreages are considered to be approximate and according to the U.S. Government survey thereof. Surveys, if any, are not verified by Dean Goll Real Estate & Auction LLC; however, sources deemed reliable. Purchaser(s) should verify and view property with due diligence prior to auction. Dean Goll Real Estate & Auction L.L.C represents sellers only and will not be considered as an agent for any purchaser(s). Property will be sold on an "As is - Where is" basis. Title shall be subject to roads, rights of way, easements, restrictions, reservations and/or leases as may be of record.

**Seller: L. P. Buller L.L.C.**

Sale conducted by: Dean Goll Real Estate & Auction L.L.C. 23329 County Road 490, Alva, OK 73717 LICENSED IN OKLAHOMA & KANSAS

**DEAN  
GOLL**

Todd Hamilton: Sales Assoc. & Ringman (580) 747-7825

Dean Goll, Broker & Auctioneer  
Alva, OK • (580) 327-7246  
(580) 327-3185

**REAL ESTATE & AUCTION L.L.C.**

AN AUCTION WITH RESULTS - NOT PROMISES - ASK OUR CLIENTS - VISIT OUR WEBSITE: [www.deangollauction.com](http://www.deangollauction.com)