

**CORPORATE OFFICE:**  
950 N Liberty Dr • Columbia City, IN 46725  
**800.451.2709**  
**OKLAHOMA OFFICE:**  
101 N Main Street, Stillwater, OK 74075

**AUCTION MANAGER:**  
**BRENT WELLINGS**  
**405-332-5505**

Charles Brent Wellings, 158091  
Schrader Real Estate and Auction Co Inc.  
(Branch Office - Stillwater, OK), 172583  
Schrader Real Estate and Auction Co Inc., 112774

For questions specific to the property and bidding process please call the Auction Manager, Brent Wellings.

Visit our website for additional photos, property information or to download the bid packet for full bidding instructions.

Follow us on:     

**405.332.5505**  
**SchraderWellings.com**  
**SchraderAuction.com**

**4,800** sq. ft.

**Commercial Building**  
Stillwater, Oklahoma 74075



**SEALED BID AUCTION**  
BIDS DUE: Wednesday, April 2<sup>nd</sup>



**4,800** sq. ft.

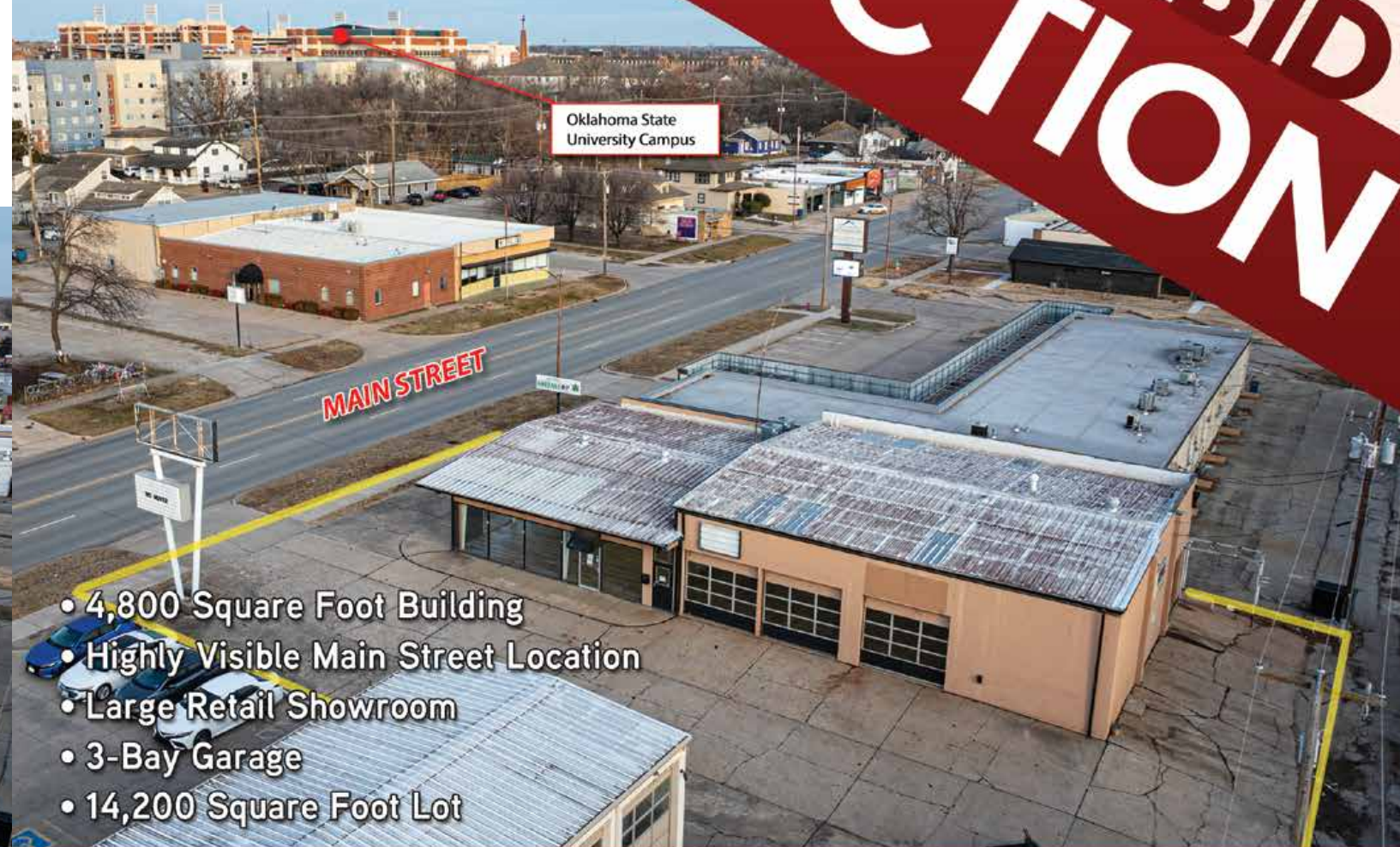
**Commercial Building**

213 South Main Street, Stillwater, Oklahoma 74075

Exciting Commercial Opportunity  
in Stillwater's Thriving  
Business District!



**SEALED BID AUCTION**



Oklahoma State University Campus

MAIN STREET

- 4,800 Square Foot Building
- Highly Visible Main Street Location
- Large Retail Showroom
- 3-Bay Garage
- 14,200 Square Foot Lot

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**SEALED BID AUCTION**



4% Buyer's Premium

**SCHRADER** Real Estate and Auction Company, Inc. **BIDS DUE: Wednesday, April 2<sup>nd</sup> at 5PM CDT**

# 4,800 sq. ft.

## Commercial Building

213 South Main Street,  
Stillwater, Oklahoma 74075

# SEALED BID AUCTION



### GENERAL DESCRIPTION:

Seize this rare opportunity to own a high-visibility commercial property in the heart of Stillwater, OK! Located at 213 S Main Street, this 4,800 sq. ft. building is ideally positioned for maximum exposure, featuring an attractive retail showroom in the front and a versatile 3-bay garage in the rear.

Situated on a spacious 14,200 sq. ft. lot with 100 feet of Main Street frontage, this property offers easy access and high visibility, making it an ideal investment for entrepreneurs and investors alike.

Previously home to a well-regarded HVAC contractor, as well as tire and automotive businesses, this location and CG zoning are well-suited for a variety of commercial uses, including retail and wholesale trade and service-based businesses.

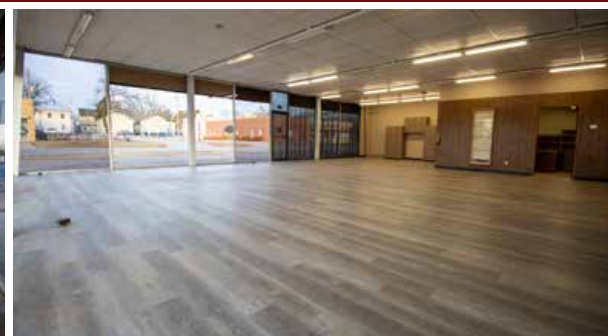
Whether you're an investor looking to expand your portfolio or a business owner searching for the perfect space, this property presents exceptional income potential and an unbeatable location.

*Don't miss out on this opportunity - contact us today for more information!*

- 4,800 Square Foot Building • Highly Visible Main Street Location
- Large Retail Showroom • 3-Bay Garage • 14,200 Square Foot Lot



**INSPECTION DATES:** Tuesday, March 4, 12PM-3PM • Thursday, March 13, 12PM-3PM • Thursday, March 27, 12PM-3PM



### TERMS AND CONDITIONS:

**BIDDING PROCEDURE:** The property will be offered via a Sealed Bid Auction with bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to the Seller's acceptance or rejection.

**PURCHASE CONTRACT:** With the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements and information in the marketing materials are subject to the terms and conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.

**BUYER'S PREMIUM:** The purchase price will be the bid amount plus a 4% buyer's premium.

**DOWN PAYMENT:** 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

**DEED:** Seller shall be obligated only to convey a merchantable title by Special Warranty Deed.

**EVIDENCE OF TITLE:** Sellers shall furnish at Seller's expense an updated title insurance commitment disclosing fee simple title to the real estate in the name of Sellers (free and clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction and prior to closing, subject to all standard requirements, conditions and exceptions and subject to the Permitted Exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy, and any desired endorsements, shall be at Buyer's sole expense.

**CLOSING:** The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

**POSSESSION:** Possession shall be at closing.

**SURVEY:** A new survey will be obtained only in necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller and Buyer.

**TRACT MAPS; ACRES:** Tract maps, advertised acres, building dimensions and square footages are approximations based on existing tax parcel data, legal descriptions &/or aerial mapping data and are not provided as survey products.

**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.

**MINERALS:** Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights.

**CONDUCT OF AUCTION:** The conduct of the Sealed Bid Auction will be at the direction and discretion of the Auction Company, Seller and its agents reserve the right to preclude any person from bidding if there is any questions as to the person's identity, credentials, fitness, etc.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES: ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY.** Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

**CHANGES:** Please regularly check [www.schraderauction.com](http://www.schraderauction.com) to review any changes and/or additional information. **THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**



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