



REDSTONE
AUCTIONS

Craig Buchanan AL#1365 TN#4806

John Tumminello AL#5564

William Gray AL#5429

Brick Duplex

on 1± Acre

**8294 Old Railroad Bed Rd
Ardmore, AL 35739**

**FULLY RENTED • GOOD CASH FLOW
ONLINE BIDDING ENDS
THURSDAY, APRIL 11th AT NOON**

Preview • Wednesday April 10 • 10 am — Noon • More Info on Back



This brick duplex features 1100± sq. ft. per unit (2200± sq. ft. total), with 3 beds and 1.5 baths in each. Currently, it generates \$1700 per month in rent. It has been professionally managed for the last several years and has a great rental history. This auction represents an excellent opportunity for both new and seasoned investors to purchase a cash-flowing asset. Call us with any questions, and then bid to win at online auction!

Terms: 10% down due at close of auction with balance due on or before 30 days. A 10% buyer premium applies. Bidders are encouraged to conduct due diligence and inspect prior to bidding. Sells in "AS IS" condition. Homes built prior to 1978 may contain lead paint, please call us to inspect at least 10 days prior to the conclusion of the sale. Contents of this ad derived from sources believed to be correct but not guaranteed. All measurements and acreages provided are considered more or less. Sales contract, disclosures, and complete sale terms are available for review at redstoneauctions.com. Preview by appointment or visit us at the open house.

For a video tour, more photos, and to bid online:

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LOCATION: From Hwy 53, turn north on Old Railroad Bed Road for 6.6 miles to the duplex on the left.

Property Specs: All measurements are approximate and are to be verified to the bidders' satisfaction. Each unit measures the same:

Kitchen	11x11	There is a total of 2200± sq. ft. of living area. Per side, you have 1100± sq. ft. with 3 beds and 1.5 baths plus a large laundry room that offers additional storage and pantry space. Please call us for rental history info.
Den	18x14	
Bedroom	13x11	
Bedroom	13x10	
Bedroom	10x10	

148 x 294 lot • Sparkman High / Sparkman Middle / Madison Cross Roads Schools



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