U.S. Bankruptcy Court Ordered
Real Estate
AUCTION

Bidding Opens:
Tues, Sept 29 @ NOON
Bidding Closes: Tues, Oct 6 @ NOON

Two (2) Merritt Island Commercial Properties Auction

Pursuant to an Order in the Rigdon, Alexander & Rigdon, LLP bankruptcy case, Case No. 6:25-bk-04942-LVV, Ewald Auctions has been authorized to sell the following two commercial properties at public auction, to the
<u>HIGHEST BIDDER, REGARDLESS OF PRICE! NO Minimums! NO Reserves!</u>

Property #1:
123/125 Tangerine Avenue
Merritt Island, FL 32953
PIN# 24-36-35-32-F-7

Building 1: 125 Tangerine
- 2 story, 2,022± sq ft
- Reception Area, 5 offices, 2 bath, break, loft, & storage

Building 2: 123 Tangerine
- 1 story, 864± sq ft
- 3 offices/1 bath

Property Features:
- 0.17 Acres (59' x 125')
- Built 1956, CBS construction
- Zoned: BU-1; General Retail/Commercial
- 10 parking spaces
- Located in Merritt Park Place
- Corner lot on Tangerine and McLeod

Property #2:
60 McLeod Street
Merritt Island, FL 32953
PIN# 24-36-35-32-D-11

Property Features:
- 0.29 Acres (100' x 125')
- 2 story, 3,809± sq ft
- Built 1967, Concrete w/ stucco
- Reception Area, 5 offices, 2 bath, break, loft, & storage
- Zoned: BU-1: General Retail/Commercial
- 13 parking spaces, plus rear parking
- Located in Merritt Park Place
- Corner lot on McLeod and Myrtice

Amenities:
- One block off of SR3 (N Courtney Parkway) & Home Depot
- Two blocks off SR520 (Merritt Island Causeway)
- 1.8 mi to Merritt Island Airport
- 2.0 mi to downtown Cocoa
- 10 mi to Port Canaveral
- 15 mi to Patrick Air Force Base
- 24 mi to Melbourne-Orlando International Airport
- 43 mi to Orlando International Airport

Potential Uses:
Professional Offices, Medical, various retail

Terms and Conditions:
- Real Property selling to the **<u>"HIGHEST BIDDER, REGARLESS OF PRICE"</u>** basis!
- Real Property sells on an '<u>AS IS, WHERE IS</u>' basis with **NO** warranties of any kind, expressed, implied, or otherwise.
- 10% On-Line Buyer's Premium on real estate.
- Buyer will pay ALL Closing Costs.
- Buyer will pay ALL taxes, both current and delinquent, on the properties.
- $25,000 deposit into escrow will be required to bid on the properties, due by <u>Monday, October 5, 2026 @ 5:00pm.</u>
- A 10% NON-REFUNDABLE DEPOSIT of the Contract Price and an executed contract, will be due on <u>Wednesday, October 7, by 4p.m.</u>
- Closing will take place within thirty (30) days of the entry of the Order Approving the Auction by the U.S. Bankruptcy Court.
- Failure to close timely will result in the forfeiture of the deposit to the Bankruptcy Trustee as liquidated damages.
- All sales are subject to U.S. Bankruptcy Court Approval.
- There will be NO Contingencies to closing for inspection, financing, or otherwise.
- Seller will NOT provide the Buyer with title insurance.
- Possession is with DEED.
- Any inquiries should be directed to the auction company at 407-275-6853 or bob@ewaldauctions.com.

Any inquiries should be directed to the Ewald Auctions at 407-275-6853 or bob@ewaldauctions.com.

EWALD AUCTIONS

Lisc. RE Broker - AB3381 - AU1340
407-275-6853
<u>www.ewaldauctions.com</u>

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