

400 Fairview Ave
Lebanon, TN 37087

SOLD!

Auction
08/11/2022 6:00 pm



Listed By (Agent):

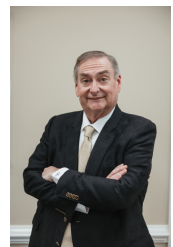
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



ABSOLUTE AUCTION

THURSDAY AUGUST 11, 2022

Located 400 & 402 Fairview Ave • Lebanon, TN 37087

DIRECTIONS:

From The Historic Lebanon Square, travel north on North Cumberland Street for .3 mile, turn left onto High Street, in .2 mile turn right onto Fairview Avenue. Watch for signs!!!

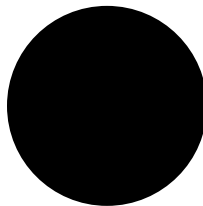
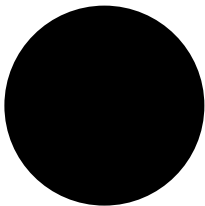
COMMERCIAL OPPORTUNITY 2 PROPERTIES • 1 LOCATION

**â, MID WEEK AUCTION â,
*Auction Starts at 6pm***

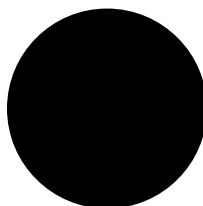
**Convenient Location • Rare Commercial Opportunity on the
Bypass**

**400 Fairview Avenue • Corner Lot - 150' Road Frontage - Zoned CG - 2 Bedroom, 1 Bath
Rental Property**

402 Fairview Avenue • Zoned CG - 3 Bedroom, 1 Bath Rental Property - Central Heat/Air

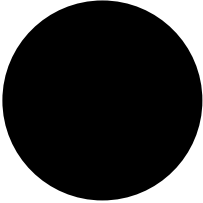


LOCATION! LOCATION! LOCATION!



- ✓ **DAILY TRAFFIC COUNT 13,563**
- ✓ **VANDERBILT WILSON HOSPITAL 2.1 MILES**
- ✓ **HISTORIC LEBANON SQUARE .35 MILES**
- ✓ **I40 2 MILES**

**Call Jay White at 615.444.0909 or 615.308.4421
For Further Information**



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FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

COVID 19: We encourage persons attending this auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract Covid 19 or any other communicable disease.

SALE TERMS: CASH AT CLOSING ON OR BEFORE 30 DAYS FROM AUCTION DATE

SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

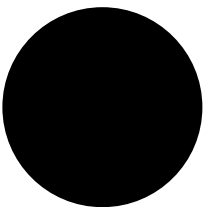
TITLE: Seller will furnish warranty deed; prorate 2022 property taxes; give possession with deed.

LEAD BASED PAINT/MOLD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waivers sale date.

BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

Jay White, Principal Auctioneer - License #2309



Contact **Agee & Johnson** Today!

Auction Date

2022-08-11

Buyer's Agent Comp.	Call for Details
Address Street	400 Fairview Ave
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction Thursday August 11, 2022 @ 6pm 400 & 402 Fairview Ave • Lebanon TN
Auction Time Start	6:00 pm
Auction Type	absolute
Is Home	yes



Local & Nearby Area Resources / Businesses

Restaurants: 20+

Health / Medical: 20+

Shopping: 20+

Grocery: 20+

Attractions / Things to Do: 20+

Local area results found within 20mi - powered by Yelp.com

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Belles Little Country Kitchen	Breakfast & Brunch	0.1 mi	(615) 547-6888	26 Review(s) 4.0
2	Wildberry	Cafes	0.18 mi	(615) 547-4494	16 Review(s) 4.5
3	David's Pizza	Pizza	0.25 mi	(615) 444-8232	25 Review(s) 2.5
4	Speedy Burrito Lebanon Tennessee	Mexican	0.29 mi	(615) 784-4071	87 Review(s) 4.5
5	Burger King	Burgers	0.35 mi	(615) 444-7415	11 Review(s) 1.5
6	Sushi Max	Sushi Bars	0.36 mi	(615) 453-0423	27 Review(s) 3.5
7	Scoopz Italian Ice	Gelato	0.36 mi	(615) 547-9346	17 Review(s) 5.0
8	The Cedar Tap	Beer Bar	0.36 mi		8 Review(s) 4.5
9	Town Square Social	American (New)	0.43 mi	(615) 784-4593	205 Review(s) 4.5
10	Split Bean Roasting	Coffee & Tea	0.45 mi	(615) 784-4058	46 Review(s) 4.5
11	The Crab Shack	Seafood	0.48 mi	(615) 547-4360	5 Review(s) 4.0
12	Pop's Coffee Shop	Coffee & Tea	0.56 mi	(615) 450-8629	8 Review(s) 4.5
13	Los Compadres Mexican Restaurant	Mexican	0.56 mi	(615) 443-4697	43 Review(s) 3.5
14	Al Basha Lounge & Restaurant	Hookah Bars	0.58 mi	(615) 784-4448	24 Review(s) 4.0

15	Painturo's	Pizza	0.58 mi	(615) 443-8444	65 Review(s) 4.5
16	China Wok	Chinese	0.58 mi	(615) 443-3338	5 Review(s) 2.0
17	Sonic Drive-In	Fast Food	0.59 mi	(615) 449-3034	17 Review(s) 2.0
18	La Tienda Hispana	Grocery	0.63 mi	(615) 444-9859	9 Review(s) 4.5
19	Sammy B's	American (New)	0.73 mi	(615) 547-4550	108 Review(s) 4.0
20	Subway	Sandwiches	0.85 mi	(615) 453-3823	5 Review(s) 1.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	La Tienda Hispana	Grocery	0.63 mi	(615) 444-9859	9 Review(s) 4.5
2	Al's Foodland	Grocery	0.81 mi	(615) 449-8293	4 Review(s) 2.5
3	Walmart Supercenter	Department Stores	1.48 mi	(615) 444-0471	26 Review(s) 2.0
4	ALDI	Grocery	1.64 mi	(855) 955-2534	6 Review(s) 4.5
5	Kroger	Grocery	2.02 mi	(615) 449-4631	9 Review(s) 3.0
6	Publix Super Markets	Grocery	2.91 mi	(615) 444-2581	14 Review(s) 3.0
7	Dollar General	Discount Store	4.08 mi	(615) 547-8051	1 Review(s) 5.0
8	H. G. Hill's Grocery Store	Grocery	4.08 mi		1 Review(s) 1.0
9	Kroger	Grocery	5.89 mi	(615) 883-4259	1 Review(s) 1.0
10	Dollar General	Discount Store	7.96 mi	(615) 965-3350	2 Review(s) 3.5
11	Gladeville Smoke Shop	Tobacco Shops	9.94 mi	(615) 443-2226	1 Review(s) 1.0
12	Dollar General	Grocery	9.94 mi	(615) 250-3534	2 Review(s) 2.5
13	Three Forks Marketplace	Grocery	12.05 mi	(615) 237-9777	3 Review(s) 2.5
14	Dollar General	Discount Store	12.19 mi	(615) 553-3482	1 Review(s) 3.0
15	Houston Meat & Produce	Grocery	12.31 mi	(615) 758-7226	32 Review(s) 4.5
16	Publix Super Markets	Grocery	12.33 mi	(615) 758-9830	3 Review(s) 5.0
17	Publix Super Markets	Grocery	12.33 mi	(615) 758-4200	15 Review(s) 4.0
18	Kroger	Grocery	12.34 mi	(615) 773-8700	6 Review(s) 3.5
19	ALDI	Grocery	12.38 mi	(855) 955-2534	3 Review(s) 4.5
20	Walmart Supercenter	Grocery	12.49 mi	(615) 758-1121	10 Review(s) 3.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Smile Gallery	General Dentistry	0.12 mi	(615) 444-2069	6 Review(s) 3.5
2	Tennessee Family Dental - Lebanon	Cosmetic Dentists	0.36 mi	(615) 444-3185	4 Review(s) 5.0
3	Grosch Counseling Center LLC	Counseling & Mental Health	0.38 mi	(615) 444-7885	1 Review(s) 2.0
4	Gallaher John OD	Optometrists	0.38 mi	(615) 444-9111	1 Review(s) 5.0
5	Gallaher EyeCare	Optometrists	0.38 mi	(615) 444-9111	1 Review(s) 5.0
6	The Massage Collection	Reflexology	0.39 mi	(615) 443-1974	1 Review(s) 5.0
7	Healthy Bones Chiropractic	Chiropractors	0.45 mi	(615) 549-8070	1 Review(s) 5.0
8	Family Eye Med	Optometrists	0.5 mi	(615) 449-0541	8 Review(s) 3.5
9	STAR Physical Therapy	Physical Therapy	0.5 mi	(615) 443-4938	4 Review(s) 4.0
10	John M. Pino, OD,PhD	Optometrists	0.5 mi	(615) 449-0541	1 Review(s) 5.0
11	Wilson County Chiropractic	Chiropractors	0.59 mi	(615) 449-6700	3 Review(s) 5.0
12	Troy L Long, DDS	Cosmetic Dentists	0.6 mi	(615) 444-2782	4 Review(s) 5.0
13	Flawless Reflection	Weight Loss Centers	0.65 mi	(615) 489-6949	3 Review(s) 3.5
14	Strauss William T DC	Chiropractors	0.66 mi	(615) 444-5335	1 Review(s) 5.0
15	Johnson Bruce L DDS	Oral Surgeons	0.8 mi	(615) 444-0065	1 Review(s) 5.0
16	Benson Orthodontics	Oral Surgeons	0.85 mi	(615) 449-0895	1 Review(s) 5.0
17	Newman Dental Associates	General Dentistry	0.86 mi	(615) 470-8550	2 Review(s) 5.0
18	Psychiatric Center At McFarland Hospital	Hospitals	0.9 mi	(615) 444-2363	1 Review(s) 1.0
19	Kids Care Walk-in Urgent Care Clinic	Pediatricians	1.19 mi	(615) 453-1252	4 Review(s) 3.0
20	Serenity Dental	General Dentistry	1.22 mi	(615) 444-3932	3 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Guardian MMA Lebanon	Brazilian Jiu-jitsu	0.21 mi	(615) 506-0428	1 Review(s) 5.0
2	Wilkie's Outfitters	Rafting/Kayaking	0.38 mi	(615) 784-4179	1 Review(s) 5.0
3	Bloom Yoga Studio	Yoga	0.38 mi	(615) 547-8804	1 Review(s) 5.0
4	Jimmy Floyd Family Life Center	Fitness & Instruction	0.39 mi	(615) 453-4545	4 Review(s) 3.5
5	Pro Bowling Center	Bowling	0.4 mi	(615) 449-3898	7 Review(s) 3.5
6	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	0.51 mi	(804) 305-2321	1 Review(s) 5.0

7	Don Fox Park	Parks	1.02 mi	(615) 449-0303	10 Review(s) 3.5
8	David Deaton Karate Studios	Martial Arts	1.2 mi	(615) 547-1754	5 Review(s) 5.0
9	Planet Fitness	Gyms	1.23 mi	(615) 994-6905	3 Review(s) 3.5
10	The Dancing Lights Of Christmas	Kids Activities	1.59 mi		21 Review(s) 3.0
11	Wilson United Soccer Club	Amateur Sports Teams	1.64 mi		1 Review(s) 5.0
12	Julia's Body Shop	Trainers	1.82 mi	(615) 828-5385	2 Review(s) 5.0
13	The Gun Room	Sporting Goods	1.93 mi	(615) 453-6030	8 Review(s) 5.0
14	Premier Martial Arts	Martial Arts	2.19 mi	(615) 443-4783	1 Review(s) 5.0
15	Pro Pools	Swimming Pools	2.25 mi	(888) 352-7582	22 Review(s) 1.5
16	World Classic Martial Arts	Martial Arts	2.69 mi	(615) 547-9606	1 Review(s) 5.0
17	Anytime Fitness	Gyms	2.78 mi	(615) 547-4736	8 Review(s) 4.5
18	Sports Village Fitness	Trainers	3.21 mi	(615) 449-0031	10 Review(s) 4.0
19	Body Kneads	Skin Care	4.2 mi	(615) 449-7880	28 Review(s) 4.5
20	Sellars State Farm Archaeological Area	Parks	4.38 mi		1 Review(s) 3.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Bloem Kind Boutique	Women's Clothing	0.13 mi	(615) 270-0360	2 Review(s) 4.5
2	Gardens On Main	Nurseries & Gardening	0.16 mi	(615) 547-4900	5 Review(s) 2.0
3	S S Graham Floral	Florists	0.17 mi	(615) 443-3366	1 Review(s) 5.0
4	DT's Used Appliances	Appliances	0.23 mi	(615) 470-3070	1 Review(s) 5.0
5	Friends In Stitches	Jewelry	0.26 mi	(615) 453-2221	2 Review(s) 5.0
6	iBROKEIT	Mobile Phone Repair	0.27 mi	(615) 547-9504	4 Review(s) 4.0
7	Haven House Thrift Shop	Thrift Stores	0.29 mi	(615) 965-2706	2 Review(s) 4.5
8	Winfrey's Rone Jewelry	Jewelry	0.3 mi	(615) 444-8391	3 Review(s) 3.5
9	Gimme A \$5	Discount Store	0.3 mi	(615) 547-6005	8 Review(s) 2.5
10	Buddy's Home Furnishings	Appliances	0.31 mi	(615) 449-3505	1 Review(s) 1.0
11	Dreams Boutique	Women's Clothing	0.37 mi	(615) 547-9799	2 Review(s) 5.0
12	The Western Look	Shoe Stores	0.37 mi	(615) 547-7159	3 Review(s) 5.0
13	Wilkie's Outfitters	Rafting/Kayaking	0.38 mi	(615) 784-4179	1 Review(s) 5.0
14	Gallaher EyeCare	Optometrists	0.38 mi	(615) 444-9111	1 Review(s) 5.0
15	Needful Things	Antiques	0.39 mi	(615) 547-6364	1 Review(s) 5.0
16	Butter Churn	Antiques	0.39 mi		2 Review(s) 3.5
17	Main Street Mercantile & Creamery	Ice Cream & Frozen Yogurt	0.39 mi		3 Review(s) 5.0
18	Urban Mills Promotions & Boutique	Women's Clothing	0.4 mi	(615) 466-5288	2 Review(s) 4.5
19	Eden's Edge Boutique	Women's Clothing	0.4 mi	(615) 470-8537	1 Review(s) 5.0
20	Screen Door	Antiques	0.4 mi	(615) 453-5222	1 Review(s) 4.0