



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**MONDAY – JANUARY 18, 2021 – 4:30 PM**

## Income Producing Property FIXER-UPPER BRICK OFFICE BUILDING

2 Mobile Home Pads – No Zoning - Online Bidding Available

Absolute auction, all sells to the highest bidder. Location:

**7080 ALLIANCE RD. NW, MALVERN, OH 44644**

Directions: Property is located on Alliance Rd. (SR 43) between Waynesburg and Malvern. Watch for KIKO signs.



1-acre income producing property includes a fixer-upper brick office building with public sewer, gas, heat, and drilled water well. 2 income-producing mobile home pads on public sewer with separate drilled water well. Combined rent of \$550/month. Detached storage building. Property has no Zoning and a lot of potential. Great location with high traffic count right on SR 43. Taxes are \$628 per half year.

**AUCTIONEER'S NOTE:** Brick building formally used as office space and most recently as 2 efficiency apartments. Mobile homes are currently on a month-to-month lease.

**TERMS ON REAL ESTATE:** 15% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be sold as an entirety and not to be offered in separate parcels.

**AUCTION BY ORDER OF:** Beth Straight, Trustee of the Margaret L. Klotz Revocable Living Trust



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