

# AUCTION

FRIDAY, FEBRUARY 23, 2024 – 12:30 PM



COMMERCIAL  
REAL ESTATE



11,460 SF  
COMMERCIAL  
BUILDING

Situated On 8.6 Acres

500 CENTER ST.,  
CHARDON, OH 44024

## LIVE AUCTION WITH ONLINE BIDDING

### AUCTION HIGHLIGHTS

- 11,460 SF Commercial Building
- Zoned Industrial
- 8.6 Acres
- Village of Chardon
- Nice Road Exposure, 272' Frontage
- 11 Large Overhead Service Doors
- 1,900+ SF Showroom
- 6,400+ SF ClearSpan Service Garage



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accurate but not guaranteed.  
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**REAL ESTATE**

Features 8.6 acres level land with large blacktop lighted parking, zoned industrial in the Village of Chardon. Great location with nice road exposure, 272' frontage. 11,460 total SF building including 11 large overhead service doors, 1,900+ SF showroom, restrooms, offices, 6,400+ SF ClearSpan service garage w/ overhead Reznor gas heat. Original building approx. built in 1978. Loads of possibilities with this property! Better take a look! Geauga Co. parcel #10-087295.

**NOTE**

Auto lifts, repair equipment, & tools to be offered to real estate buyer after the auction for a lump sum. Separate purchase.

**TERMS ON REAL ESTATE**

10% down auction day, balance due at closing. 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 appraised at \$1,000,000 and will be sold for an amount not less than two-thirds of its appraised value.

**AUCTION BY ORDER OF**

Christopher P. Hitchcock, treasurer of Geauga County, OH  
V. Under The Hood, LLC, et al. Court of Common Pleas case #21F000230.



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REALTORS  
AUCTIONEERS  
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