

# ABSOLUTE AUCTION

MONDAY, MAY 18, 2026, 12:30 PM



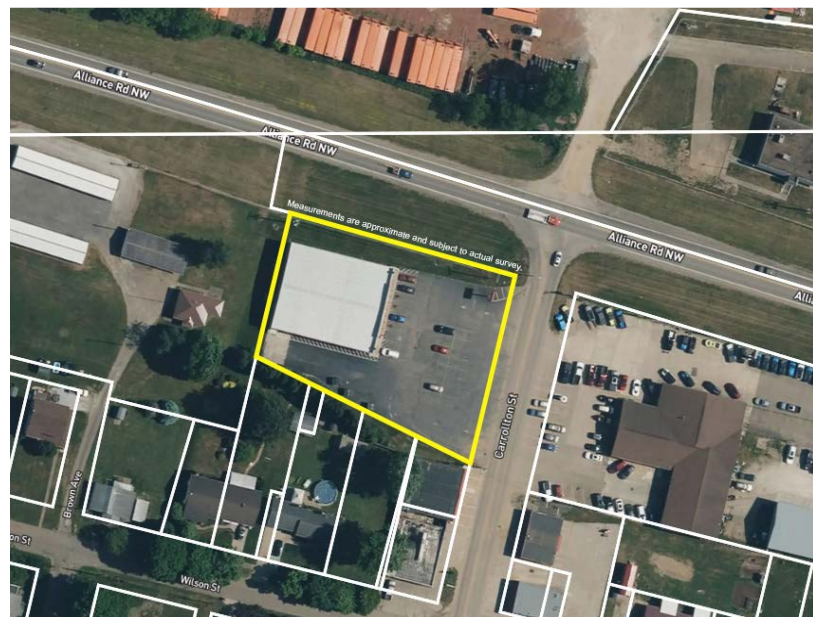
COMMERCIAL  
PROPERTY



## COMMERCIAL RETAIL REAL ESTATE

Family Dollar Franchise  
Property

207 CARROLLTON ST.,  
MALVERN, OH 44644



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Information is believed to be  
accurate but not guaranteed.  
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MLS



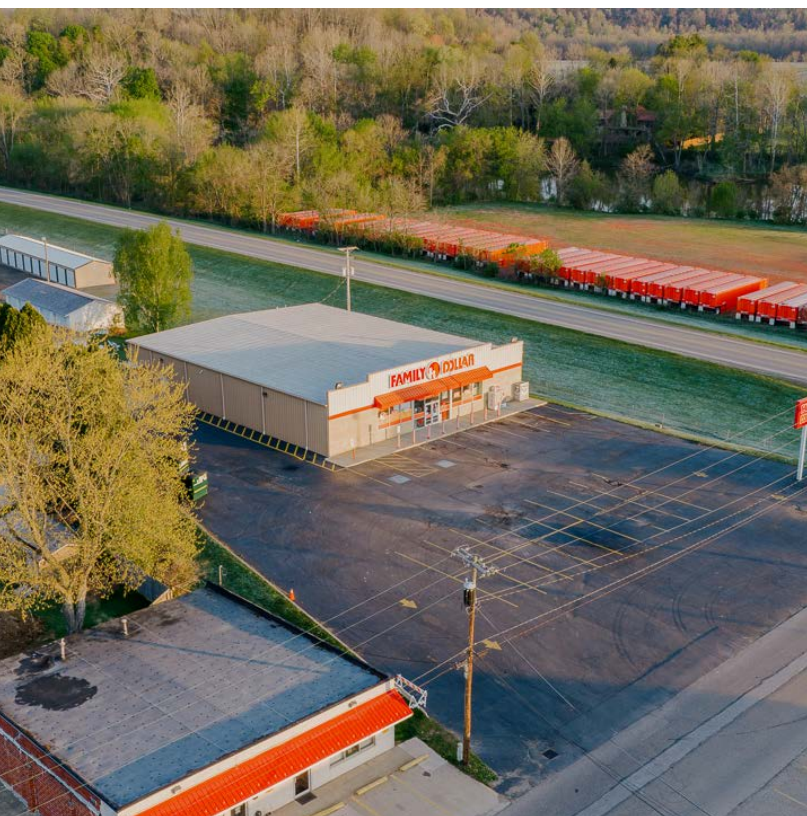
Scan for auction  
details, including  
directions.

Absolute Auction.  
All sells to the  
highest bidders.

Attention investors! Successful income producing property with active Family Dollar Lease. \$7,470 monthly for the next five years, with renewal. Financials and lease are available by request. Successful store in a small community area. Carroll County, Ohio tax parcel #07-0000709. Current annual taxes \$8,226.00. Located on the corner of Alliance Rd. (SR 43) and Carrollton St. with a lot size of 178' x 224' a total of .80 acre. City utilities. Well maintained and ready for new owner! Property open for viewing on auction day beginning at 11:30am. Live auction with online bidding available, pre-bidding begins Sunday, May 17, 2026, 9:00 AM. See you at the auction site!

**Terms On Real Estate:** 10% 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.

**Auction By Order Of:** FD Malvern LLC



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**REALTORS  
 AUCTIONEERS  
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