



MIFFLIN TOWNSHIP

MULTI USE
COMMERCIAL PROPERTY
AUCTION

ONLINE BIDDING
AVAILABLE AT **RES.BID**

MONDAY, JULY 22ND @ 5:30PM

GOOD SHOP – ADDITIONAL OUTBUILDINGS – 1 ACRE –
GREAT INVESTMENT OPPORTUNITIES



REAL ESTATE: DISCOVER A GOOD VERSATILE COMMERCIAL PROPERTY, IDEALLY SITUATED IN A CONVENIENT LOCATION WITH GREAT ACCESS TO MAJOR TRAFFIC ROUTES. **THIS PROPERTY FEATURES MULTIPLE BUILDINGS THAT OFFER DIVERSE POSSIBILITIES FOR VARIOUS ENTREPRENEUR VENTURES AND STORAGE NEEDS.**

THE PROPERTY INCLUDES A **GOOD SHOP BUILDING WITH A 2-BAY HEATED SHOP** AND 2 ADDITIONAL BAYS ALL WITH OVERHEAD DOORS AND CONCRETE FLOORS. THE SECOND SET OF BAYS OFFERS POURED WALLS, IDEAL FOR COMMODITY AND BULK MATERIAL STORAGE. ADDITIONAL BUILDINGS INCLUDE A **MASONRY SHOP** WITH 2 OVERHEAD DOORS AND HEATED OFFICE SPACE. WITH THE ADDITION OF CEMENT FLOORS IN THE SHOP AREA, THIS BUILDING WOULD THEN CHECK ALL THE BOXES. THE PROPERTY ALSO OFFERS A **POLE BUILDING** FOR ADDITIONAL STORAGE AND A **720 SQUARE FOOT ONE ROOM TURN OF THE CENTURY CHURCH**, PERFECT FOR RETAIL, OFFICE SPACE, OR EVEN LIVING QUARTERS.

AUCTION WILL BE HELD ONSITE LOCATED ON KOOGLE ROAD, MANSFIELD. FROM THE INTERSTATE 71 AND US RTE 30 INTERCHANGE TAKE KOOGLE ROAD SOUTH TO THE PROPERTY. WATCH FOR RES SIGNS.



THIS COMMERCIAL PROPERTY NOT ONLY PROVIDES EXTENSIVE SPACE FOR YOUR BUSINESS NEEDS BUT ALSO REPRESENTS A FANTASTIC INVESTMENT OPPORTUNITY.

WITH ITS ADVANTAGEOUS LOCATION AND MULTIPLE VERSATILE BUILDINGS, IT IS WELL-SUITED FOR GENERATING RENTAL INCOME, EXPANDING AN EXISTING BUSINESS, OR LAUNCHING A NEW ENTERPRISE. THIS PROPERTY OFFERS THE SPACE, LOCATION, AND POTENTIAL TO ACHIEVE YOUR GOALS.

DON'T MISS OUT ON THE CHANCE TO SECURE THIS EXCELLENT COMMERCIAL PROPERTY AND CAPITALIZE ON ITS MANY ADVANTAGES.

AUCTION BY ORDER OF THE MIFFLIN TOWNSHIP (RICHLAND COUNTY) TRUSTEES

PRIVATE SHOWINGS AVAILABLE THROUGH ANDY WHITE, 419-651-2152.

TAXES/LEGAL: RICHLAND COUNTY PARCEL # 0211750001000 LOCATED IN MIFFLIN TOWNSHIP & MADISON LOCAL SCHOOL DISTRICT. THE CURRENT ANNUAL TAXES WILL BE DETERMINED UPON TRANSFER.

TERMS: THE SUCCESSFUL PURCHASER WILL BE REQUIRED TO PAY A NON-REFUNDABLE 10% DOWN PAYMENT DUE AT THE AUCTION WITH THE BALANCE DUE ON OR BEFORE OCTOBER 20TH, 2024. A **10% BUYER'S PREMIUM WILL BE ADDED TO THE FINAL BID TO DETERMINE THE PURCHASE PRICE.** ANY DESIRED INSPECTIONS NEED TO BE MADE PRIOR TO THE AUCTION. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.RES.BID.



LIC# 2022000271



ANDY WHITE –
DREW TURNER –
JAKE WHITE –
SETH ANDREWS, BROKER



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