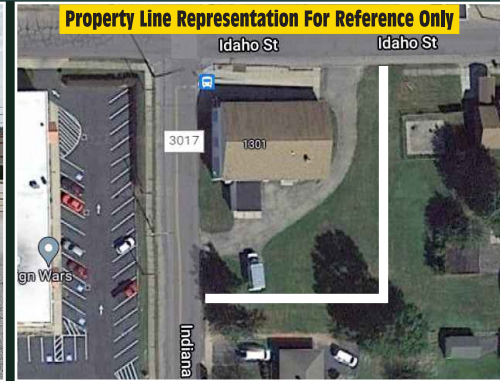


ONLINE REAL ESTATE INTERNET AUCTION!

Super Nice, Clean, Shenango Valley Commercial Business Building

Go to **LOOMISAUCTIONS.COM** & Click on **"ONLINE BIDDING"**, Search Auctions!

Register for any online / internet auction, and get ongoing exciting new auction notices, @ loomisauctions.com



1301 Idaho Street, Farrell, PA 16121
Across from the VFW and Pustinger Funeral Home.



Online Bidding Underway Now!
Bidding Concludes, Thursday, Oct. 7th, at 2:00 PM



Property Overview: Block & brick building, new roof, newer windows. Move in ready for business!!
New roof last month / over \$17,000.00. Huge lot to grow.
Great location / neighborhood, close to Hermitage and Sharon line.
Low operational utilities.
Taxes approx. \$3,000.00.

OPEN HOUSE / INSPECTION

Please call or email us to schedule your private viewing appointment at any time.
Drive by inspections okay. Inspections only with approval of Loomis Auctioneers.

Bid Now!

Doors open on auction day at 1:00 PM for final inspections.
Auction Staff will also accept bids on the "floor" on auction day.
Real Estate Agent/Broker Participation Invited!

Bid Now!

Real Estate Terms & Conditions: Property Sold AS-IS. 10% Deposit of final bid, auction day. 10-15% Buyer's premium added to final bid, auction day. Balance at closing. Guaranteed Clear, Good Title At Closing.
Closing Costs: Unless specified in writing, buyer and seller, assume closing costs, split 50% seller / 50% buyer. All current taxes prorated the time of settlement. Any and all delinquent taxes are assumed and paid by seller. All information has been provided by seller. It is the sole responsibility for buyer to perform any and all due diligence, prior to bidding. Bidders / Buyers understand and agree to the terms and conditions, and real estate auction agreement, prior to bidding. Bidders / Buyers agree to "hold harmless" Loomis Auctioneers of any, and all liability, whatsoever. Need financing? Contact Loomis Auctioneers for more info. **Real Estate Agent Participation Invited.** Need assistance or have questions regarding the auction process? Need lending or other financial info? Call us regarding the FAQ's. How do I bid? Do we need all the money auction day or at the closing of auction? Not at all, only the deposit and buyer's premium. The balance at closing. Can we have an extension for closing? Yes, for qualified buyers. Call us, we can answer all the questions, we love to talk to our bidders!

LOOMIS
GROUP AUCTIONEERS
AMERICA'S AUCTIONEERS



25 Executive Ct, P.O. Box 298
West Middlesex, PA 16159

Call Trish, Justin or Rod today, to see if your property, business, farm, land or equipment is a candidate for internet or standard auction. We have more business experience and qualified buyers globally and in the region, than any other auction company.

Client Services: (724) 528-2550 Ext. 212
or: (724) 528-2550 Ext. 214



* Buyers of all categories of inventory! loomisgroupco@gmail.com



4.5% Processing fee added to all credit card transactions