

Moreland

REAL ESTATE AUCTION

9000
Sq. Ft. Commercial Building
4.4 Acres
Commercial/Residential
4 BR Brick Ranch
Gravel Lot - Wayne Co.
Franklin Twp - Triway
Local Schools



WEDNESDAY, MAY 3, 5:30 PM

AUCTION WILL BE HELD ON SITE AT: 1015 W MORELAND RD WOOSTER, OH 44691



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REAL ESTATE: This opportunity for a unique and diverse property in Wayne County is one you do not want to miss. The 4 bedroom and 1.5 bath brick ranch home sits on a manageable 4.4 acre lot. Whether you are looking for a place to call home or an income producing entity, this is your place. The outbuilding with 14' overhead doors is split into two sections. One side consists of 4,900 sq ft with concrete and electric, and the other side consists of 4,100 sq ft with concrete, electric, water, insulation, heat, and a restroom. The heated side has one bay that was used as a wash bay for trucks and trailers, and the rest was used as a workshop to work on trucks, etc.

The building is currently on propane but has the ability to be converted to an existing natural gas line. There are airlines that run on the heated side and an air compressor that will remain with the building. The home and building are currently being rented. There are so many possibilities with this property, whether you are looking for a workspace with some extra room for equipment, a place to live, a place to work, or an investment opportunity. This has potential to be your next dream property.

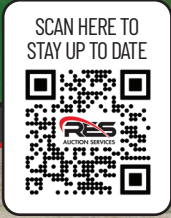


833-SOLD-RES/RES.BID

RES
AUCTION SERVICES

Moreland

REAL ESTATE AUCTION



OPEN HOUSE & INSPECTIONS: Property will be open for inspection on Monday, April 24th from 4-6PM. Private showings are available through Seth Andrews, 330-466-5471 or Steve Andrews, 330-465-8498.

TAX AND TITLE: Taxes on the property Parcel 30-00585.001 are currently \$1,613.44 per half year and will be prorated to the date of closing. The seller will provide a warranty deed and certificate of title and offer to split the fee for an owner's policy of title insurance.

TERMS: The successful purchaser will be required a non-refundable down payment of 10% of the purchase price on day of sale and the balance due at closing within 45 days. There are no financing contingencies, and the property sells As-Is. A 5% buyer's premium will be added to the final bid to determine the final purchase price. Any inspections need to be done prior to the auction and are at the buyer's expense. Possession of the building and ranch home will be at closing, but no sooner than 30 days from sale date. The seller will also have 90 days from the sale date to remove equipment/tanks, etc. that are outside on the lot.

AUCTION BY ORDER OF: OWNER



5107 S. Jefferson Rd., Wooster, OH 44691

330.262.9186



Seth Andrews, Auctioneer, Broker 330-466-5471
Steve Andrews - Andy White Drew Turner

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