

## ONLINE REAL ESTATE AUCTION

73,140+/- SF LIGHT INDUSTRIAL BUILDING ON 5.7+/- ACRES

MINIMUM BID \$165,000

200 EAST WYANDOT STREET, WHARTON, OHIO 43359

BIDDING ENDS: TUESDAY, APRIL 23, 2019 AT 11:00 AM



### OPEN HOUSE DATE AND TIME:

Tuesday, April 16, 2019 from 10:00 am – 11:30 am

Monday, April 22, 2019 from 10:00 am – 11:30 am

### TERMS & CONDITIONS:

**AUCTION REGISTRATION:** The online registration form available at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) / Online Auctions / Real Estate will need to be completed. Next you'll receive an email indicating you **must provide proof of funds** from your bank that you have sufficient funds to cover the required earnest money down payment before online bidding is enabled and you receive a bid number. This may be accomplished by faxing the proof of funds to 419-865-6594 or emailing to [toni@pamelaroseauction.com](mailto:toni@pamelaroseauction.com) at least 24 hours prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$20,000 earnest money deposit**.

**EARNEST MONEY REQUIREMENT:** Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title, immediately following the auction, in the amount of **\$20,000**. The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **45 Days** after acceptance.

**TITLE:** A guaranteed certificate of title will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karey Donley; 419-530-0001.

**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, and the Non Refundable Deposit Agreement.

**BROKER PARTICIPATION:** Broker participation is welcomed - call for registration forms and guidelines at 419-865-1224 or obtain online under Resources.

**BUYER'S PREMIUM:** Properties will be sold with a ten (10%) percent buyer's premium. The bid amount plus buyer's premium equals the final purchase price.

**AGENCY:** Auctioneer is a seller's agent.

**WEBSITE UPDATES:** Please refer to the website for updated information on occupancy, rents, or changes at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com).

**DISCLAIMER:** Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records.

**ONLINE BIDDING PLATFORM:** In order to view the most current bid, the **REFRESH** button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

**PRIVACY POLICY AND USER AGREEMENT:** To view our complete Privacy Policy and User Agreement, please visit our website at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com).

# AUCTION



73,140 +/- Square Foot Light Industrial Building on 5.7+/- Acres at  
200 East Wyandot Street, Wharton, Ohio 43359

**MINIMUM BID \$165,000**

Building To Be Sold **ONLINE ONLY** With Bidding Ending On  
Tuesday, April 23, 2019 at 11:00 am

*Located In The Heart of Western Ohio  
- A Great Facility For*

*Manufacturing      Distribution  
Assembly*

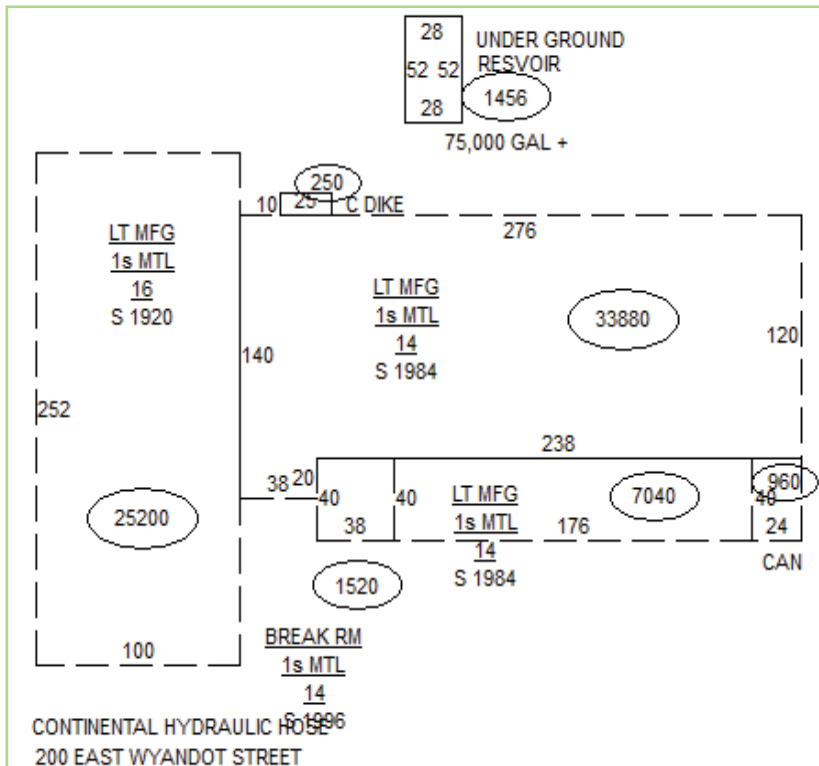
# ONLINE ONLY INDUSTRIAL BUILDING AUCTION

200 EAST WYANDOT STREET, WHARTON, OHIO 43359  
 BIDDING ENDS: TUESDAY, APRIL 23, 2019 AT 11:00 AM

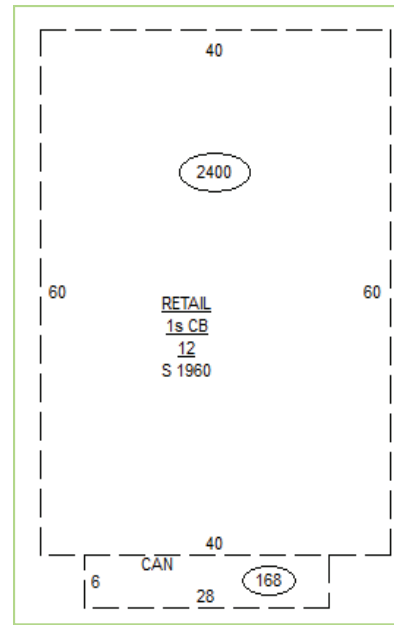
## Minimum Bid \$165,000

for this 73,140+/- square foot Light Industrial building on 5.71+/- Acres. Ideal for manufacturing, assembly, and distribution facility. Located in the heart of Western Ohio with direct and indirect access to multiple 4 lane US Highways and Interstates including US-23, US-30, and I-75.

The facility is located in close and equal proximity to Cleveland (2 hours), Columbus (1 hour and 15 minutes), Toledo (1 hour and 15 minutes), and Fort Wayne, Indiana (1 hour and 45 minutes).



Wharton offers a hard working area with experience in manufacturing, machining, assembly, trucking, and agriculture. The minimum bid combined with location and work force is an ideal region for a growing business.



## PROPERTY DETAILS

- Lot Size: 5.71+/- Acres
- Building Size: 73,140+/- SF
- Pole Barn: 2,500+/- SF
- Zoned: Light Industrial
- Ceiling Height: 23 Feet
- Doors: (4) Top Loading  
(2) Drive In Grade
- Previous Use: Casket Manufacturer
- Features: Trailer Parking  
Sprinklers  
Fire Suppression System  
(2) Sets of Bathrooms
- Electric / Power: Village of Wharton
- Utilities: Public
- County: Wyandot

## PARCEL INFORMATION

PARCEL NO.	PROPERTY ADDRESS	LAND SIZE	TOTAL TAXES
30-145501.0000	0 Jefferson Street	0.41+/-	\$390.46
30-146001.0000	0 Jefferson Street	0.87+/-	\$299.77
30-075000.0000	0 Wyandot Street	0.25+/-	\$103.91
30-074500.0000	200 East Wyandot Street	0.24+/-	\$28,470.77
30-074000.0000	0 Wyandot Street	0.36+/-	\$138.35
30-141001.0000	0 Wyandot Street	2.97+/-	\$967.30
30-141000.0000	0 Wyandot Street	0.28+/-	\$62.15
30-039500.0000	0 East Sandusky Street	0.33+/-	\$689.76

**ONLINE ONLY INDUSTRIAL / MANUFACTURING EQUIPMENT AUCTION!**  
 Bidding Ends: Tuesday, April 23, 2019 at 1:00 pm - Bid Now at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)  
 Item's Include: CNC Machine, Table Saw, Phase Converters, Shaping Machine, Pallet Jacket, Maxi Phase Electric Motor, Dust Collector, Wood, Drying Oven, Paint Booth, and More. View list online.

