

FORECLOSURE AUCTION



4000 HORIZONS DRIVE UPPER ARLINGTON



FLEX SPACE



**STABLES
CONVERTED TO
OFFICES**



STUDIOS

The property is a unique mixed-use office and flex creative use space that is a conversion of the former DeSantis mansion horse stables. The interior offers a unique work environment with open vaulted ceilings and modern offices/studios with rich, high-quality finishes throughout.

CALL TODAY

Auction Ohio
Chris Davis
614-570-2500

4000 HORIZONS DRIVE
UPPER ARLINGTON, OH 43220

PHOTO GALLERY



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PROPERTY OVERVIEW

ONLINE REAL ESTATE AUCTION

www.AUCTIONOHIO.com

\$1,700,000 Reserve (Minimum Bid)

Pursuant to Franklin County Ohio Court of Common Pleas, Case No. 21CV006710; property to be sold by Chris Davis, dba Auction Ohio, Court appointed Private Selling Officer (PSO).

BIDDING WILL OPEN AT 1:00 PM EST ON FEBRUARY 17TH, 2023

BIDDING WILL BEGIN TO CLOSE AT 1:00 PM EST ON MARCH 1ST, 2023

The 26,786 sq. ft. building is Type 2 fire resistant with a sprinkler system throughout, two drive-in overhead doors, and suited for multiple tenants. High-end finishes with a combination of open space with vaulted ceilings, private offices, studio (video & audio), and conference rooms. Current use is Media, Video, Music, and Graphic Design. Ideal for conversion to co-working office space, conference, education, spa, or warehouse use.

FRANKLIN COUNTY

Parcel Numbers: 075-000015-00 & 075-000014-00

Tax District: 075 - City of Upper Arlington-Dublin

School District: Dublin CSD (SD Income Tax)

Gross Building Area: 26,786 SF

Year Built/Remodeled: 1984/2004

Sprinkler System: Yes

Parking Spaces: 48+ (Expandable on Vacant 0.89 Ac. Parcel)

Restrooms: 5 (1 w/ Shower)

Electric: 1200 Amp 3-Phase

Green Feature: Solar Panels

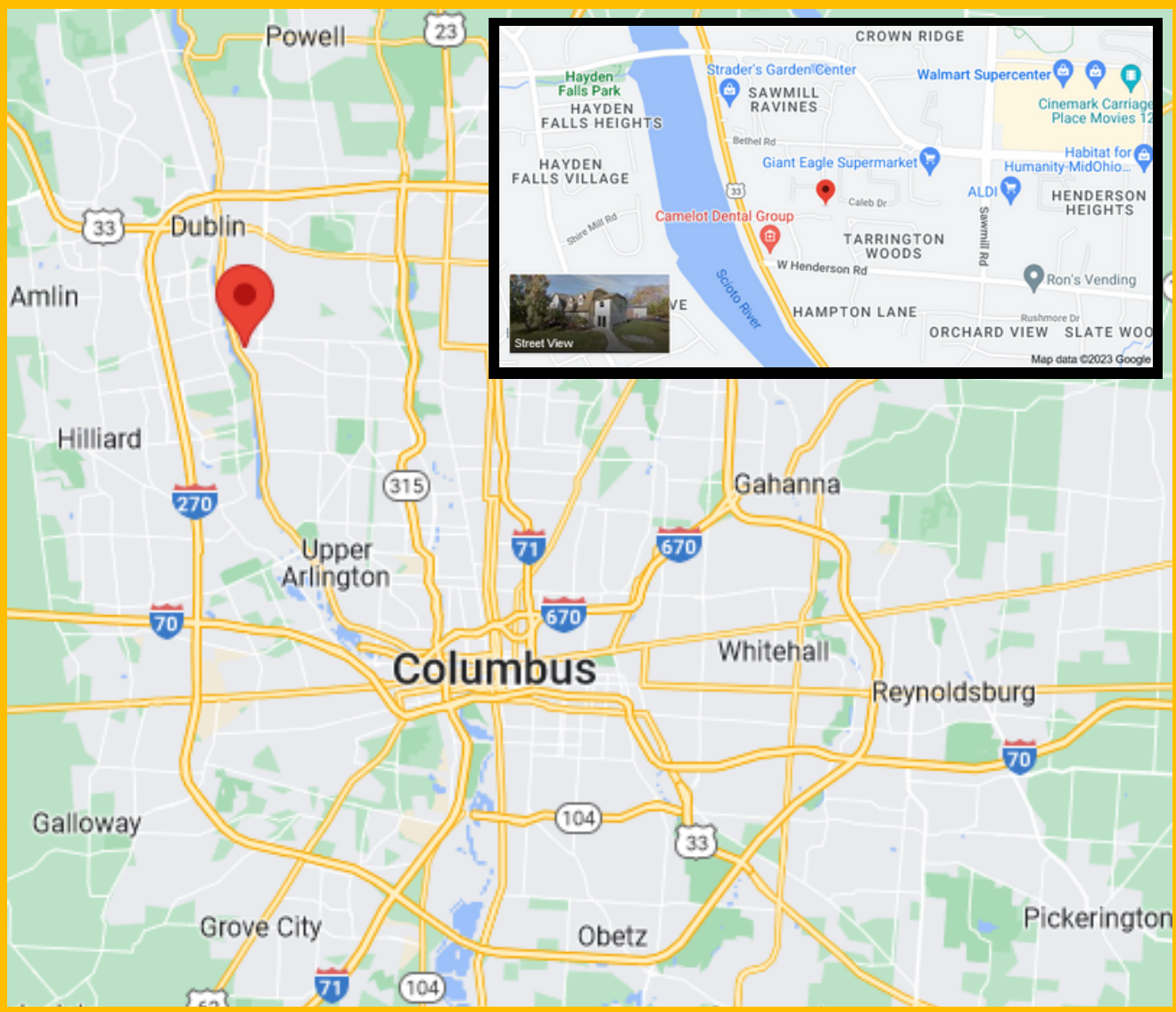
| | <u>075-000015</u> | <u>075-000014</u> | <u>Combined</u> |
|-------------------|-------------------|-------------------|-----------------|
| Taxes (2021/Year) | \$78,108.40 | \$7,545.42 | \$85,653.82 |
| Land Area (Acres) | 1.47 | 0.89 | 2.36 |
| Improved | Yes | Partial | |
| Zoning | ORC | ORC | |
| Flood Zone | None | | |

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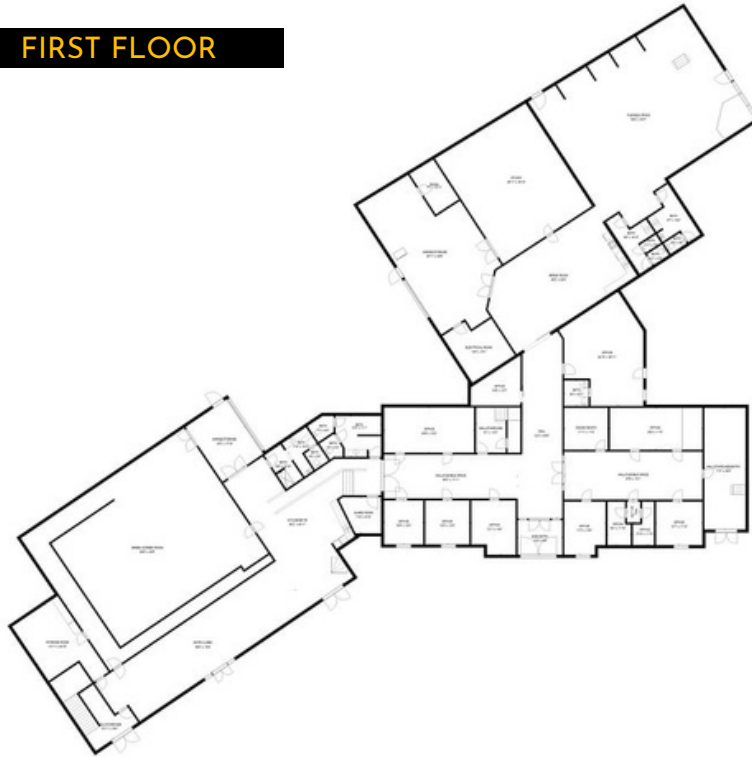
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MAPS

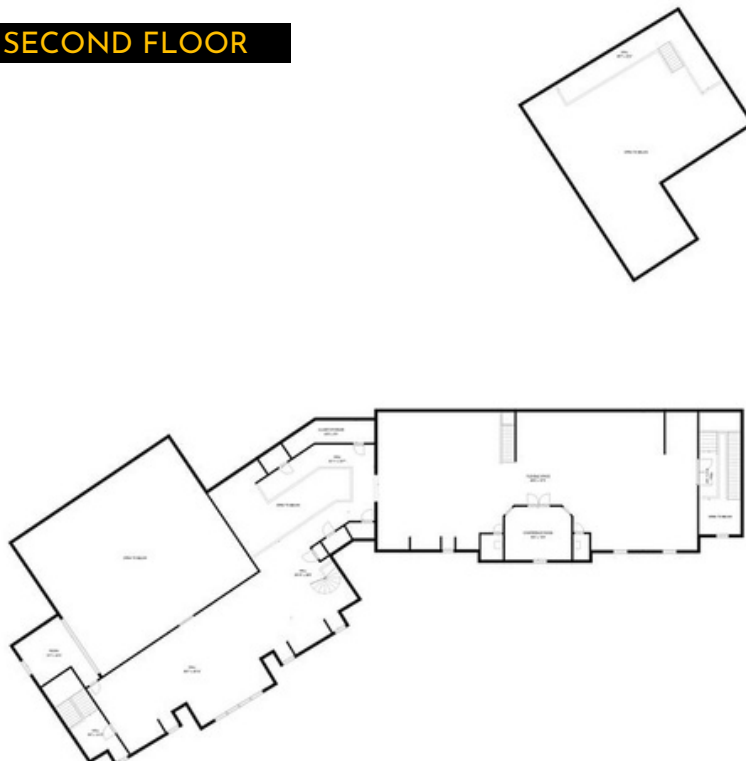


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



ONLINE AUCTION REAL ESTATE TERMS AND CONDITIONS

- A)** PURSUANT TO FRANKLIN COUNTY OHIO COURT OF COMMON PLEAS CIVIL DIVISION, CASE NO. 21CV006710, PROPERTY BEING SOLD BY CHRIS DAVIS, DBA AS AUCTION OHIO, COURT APPOINTED PRIVATE SELLING OFFICER (PSO).
- B)** BY PLACING THE HIGH BID, YOU ARE CONTRACTUALLY OBLIGATED TO BUY THE REAL ESTATE AT THE PRICE STATED IN YOUR BID, PLUS THE 5.0% BUYER'S PREMIUM.
- C)** SUCCESSFUL BIDDER WILL BE REQUIRED TO SIGN AN ACKNOWLEDGEMENT OF SUCCESSFUL BID AND DEPOSIT (TO BE FILED WITH THE COURT) AND TENDER AN EARNEST MONEY DEPOSIT IN THE AMOUNT OF 10.0% OF THE BID PRICE WITHIN 24 HOURS OF THE CLOSE OF THE AUCTION BY ELECTRONIC TRANSFER. FAILURE TO EXECUTE THE ACKNOWLEDGEMENT OF SUCCESSFUL BID AND DEPOSIT AND/OR TENDER THE EARNEST MONEY DEPOSIT WILL BE IN DEFAULT.
- D)** EACH BUYER IS RESPONSIBLE FOR CONDUCTING THEIR OWN DUE DILIGENCE ON THE PROPERTY BEFORE BIDDING.
- E)** THE REAL ESTATE SELLS IN AS IS CONDITION. THE SELLER IS MAKING NO REPAIRS OR GIVING ANY CONCESSIONS.
- F)** THE SALE IS NOT CONTINGENT UPON A SATISFACTORY INSPECTION.
- G)** THE SALE IS NOT CONTINGENT UPON THE BIDDER'S ABILITY TO SECURE FINANCING.
- H)** CLOSING TO OCCUR WITHIN (30) DAYS OF THE COURT'S APPROVAL OF CONFIRMATION OF SALE.
- I)** SELLER WILL PAY FOR THE PREPARATION OF DEEDS, AND REAL ESTATE TAXES WILL BE PAID CURRENT TO THE DATE OF THE AUCTION.
- J)** BUYER SHALL PAY CONVEYANCE FEES, RECORDING FEES, TITLE AGENCY CLOSING FEES, AND TITLE INSURANCE. BUYER SHALL ALSO BE RESPONSIBLE FOR THOSE COSTS, ALLOWANCES AND TAXES THAT THE PROCEEDS OF THE SALE ARE INSUFFICIENT TO COVER.
- K)** THERE IS A 5.0% (FIVE PERCENT) BUYER'S PREMIUM CHARGED TO THE BUYER AND COLLECTED AT CLOSING.

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AUCTIONED BY:

CHRIS DAVIS, PRIVATE SELLING OFFICER (PSO)

AUCTIONEER/REALTOR®

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