

# ONLINE REAL ESTATE INTERNET AUCTION!

## Super Multi Use, Multi Tenant Super Business Property

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Property Line Representation For Reference Only

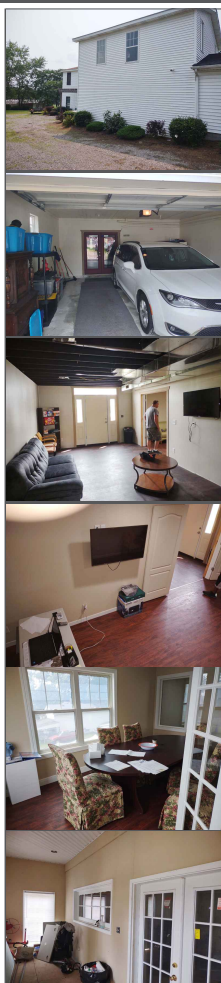


Click & Bid

**1235 Dakota Street Farrell, PA 16121**  
Across from First National Bank, Located in the Shenango Valley

Click & Bid

**Online Bidding Underway Now!**  
**Bidding Concludes, Monday, Oct. 18th, at 6:00 PM**



**Unique Property with 100% Full Tenant Occupancy. Many updates, maintenance free, large corner lot, good area, heat & a/c full serviced August 2021, good roofs, newer build-outs, great location!**

**UNIT #1: Rental Home on the Property**

All tenants are month to month. Would like to stay on. Buyer's option to renew.  
Rented @ \$500.00 per month (long term tenant).

**UNIT #2: Two Story Building (New Build Out)**

3 Offices, conference room, and garage (very nice). Rented at \$600.00 per month.

**UNIT #3: Two Story Building**

Large storage room, garage, 1 x office. Rented at \$450.00 per month.

**TOTAL: \$1,550.00 per Month • TAXES: Approx. only \$650.00**

**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 5:00 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](mailto:loomisgroupco@gmail.com)



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