

Stevenson Inn Online Auction

Located: at 1144 Broadway Masury, OH 44436

Ending: Monday June 6, 2022 @ 6:00 PM

Show Date: May 23, 2022 from 5:00 to 7:00 PM

3 Story Brick Building w/ Restaurant, Bar & Liquor License

Trumbull County ~ Brookfield Twp. ~ Masury, OH



This is an excellent opportunity for an investment. Mr. Hejazi ran a very successful bar and restaurant business out of this building. The property contains a three-story brick school building. There is a small bar located inside the front entrance for pre-dinner cocktails and a full bar and restaurant with stage. The building has a large kitchen area (kitchen appliances to be sold separate). The top two floors of the building are complete with classrooms and restrooms, they are a blank slate for any ideas for profit. There is a large parking lot all situated in a great location on the corner of Broadway and busy Route 62. The liquor will transfer to the new owner of the building as well. All city utilities.

Terms on Real Estate: There will be a 10% buyer's premium added to the final sales price to constitute a contract price. The buyer will be required to sign all contracts and put a non-refundable down payment of 10% of the contract price within 48 hours of the close of the auction. This auction will be online only, and all buyers can go to the website listed above and register. This is a with reserve auction and the final sales price will be subject to seller confirmation. Please see the website for full list of terms and conditions when regis-



Wade Baer
Auctioneer / Broker / Realtor

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Estate of Mo Hejazi,
Jean Hejazi, Exec.



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1144 Broadway Masury, OH 44436

Taxes per ½ year: \$1,872.66

- ❖ 10% buyers premium will be added to the high bid to constitute a contract price.
- ❖ 10% down payment of the contract price within 48 hours of auction close.
- ❖ The sale of the real estate is subject to seller confirmation.
- ❖ 30 day closing.
- ❖ Taxes will be prorated to date of Deed.
- ❖ Seller guarantees clear title.
- ❖ Possession on closing.
- ❖ Title Company closing cost will be split between buyer and seller.
- ❖ Subject to all matters of record.
- ❖ Liquor license will transfer with the real estate.
- ❖ Oil, gas and mineral Rights will Transfer.
- ❖ Property Sold AS IS, Any Desired Inspections to be Completed Before Bidding.
- ❖ City water and sewer and natural gas.
- ❖ All contents including kitchen and bar items will be sold separately by Loomis Auctioneers.

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