

ONLINE PRIME COMMERCIAL REAL ESTATE AUCTION

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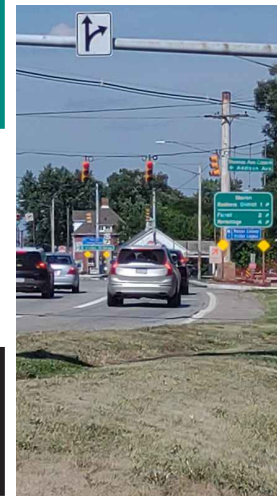
943 Thomas Avenue, Sharon, PA 16146
(S. Irvin Ave. / Rte. #62) Pennsylvania / Ohio Line



Per the Seller: This property is eligible for the City of Sharon Beautification Project Grants.



Online Bidding Underway, Now!
Major Intersection / Shenango Valley Freeway
originally on the market by a commercial real estate broker at \$795,000.00.



Owner has retired and lives primarily in Florida.
All information provided by the Seller: Approx. 4 acres, w/ commercial buildings developers, business owners, investors, speculators: Approx. 20, 000 vehicles a day (more or less). Low taxes. This property is eligible for the City of Sharon Beautification & Development Grants. The grant is approx. \$15 million from the state. Contact the City of Sharon for information. As always, buyer performs any and all due diligence. Clear deed guaranteed by the owner/ seller.

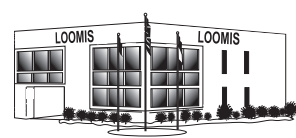
Open House / Preview / Inspection:
Drive-on, walk-on inspections anytime.
Do not contact the seller, all inquiries to Loomis Auctioneers.
Real Estate Agent/Broker Participation Invited!

Bid Now!

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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!



25 Executive Ct, P.O. Box 298
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* Buyers of all categories of inventory! loomisgroupco@gmail.com

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