

**ABSOLUTE Commercial Building & Buildable Lots Auction
Formerly Strasburg Savings Bank**

**224 Bodmer Ave. NW
Strasburg, OH
GPS Coordinates: 40.5983775,-81.5311296**

Thursday November 15, 2018 @ 4:00 PM

Open For Inspection: Monday November 5th – 4:00 to 6:00 PM

*** 2.064 Acres * Strasburg Corporation * Franklin Township * Tuscarawas County
* 2,700 Sq. Ft. Professional Building * 2 Vacant Building Lots * Excellent
Commercial Property ***

A very well maintained professional building on over 2 acres. Formerly the Strasburg Savings Bank, this building offers offices, large common area, full basement, and more. Utilities include public water & sewer, natural gas, and a backup natural gas generator. This building would lend itself well to any professional space including medical, law firm, corporate offices, etc. The vacant building sites are similar in size and each offers good road frontage, level building sites, and a good location for residential or commercial. Join us for the preview or call for private showing to see all this has to offer.

Parcel 1: .852 Acres with Commercial Building. 386' Frontage on 2 streets. Zoned B-2.

Parcel 2: .503 Acres. Building site. 119' Frontage. Zoned B-2.

Parcel 3: .706 vacant Acres. Building site. 157' Frontage. Zoned R-1.

TERMS: 10% Buyer's Premium. 10% nonrefundable down payment day of sale with the balance due at closing. No contingencies. Sells subject to all articles of record. Subject to deed restrictions. Announcements day of sale take precedence over all other advertising. LEGAL: Parcel #s 26-00637-000, 26-00638-000 in Franklin Township of Tuscarawas County and the Strasburg SD. Taxes per half year are: \$3,554.96

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**Auction by order of:
Strasburg Savings**