

Don R. Wallick Auctions

965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com
Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318



Downtown Commercial Building With 2 Apartments

240 Main St.
Coshocton, OH
(Downtown Coshocton – 1 block from Courthouse)

Saturday January 25, 2020 @ Noon

Real Estate: Nicely updated commercial building- 20 X 52 lot – 3 story brick building- Level 1 consists of 1,040 sq. ft. retail store – currently Cherokee Trading Post – nice storefront curb appeal with office area/full basement/ ½ bath – endless potential for all types of business (retail or professional office in the heart of downtown) – Level 2 is currently in a remodeling stage – should rent for +/- \$500 - \$600 per month – Level 3 is 95% remodeled & ready to rent w/ minor finishing touches – should rent for +/- \$500 - \$600 per month – each unit is 1,040 sq. ft – 1-2 bedrooms – 1 bath – on street parking – great commercial opportunity for someone getting started or a super addition to your portfolio. Owner is selling to simplify life & concentrate on other business ventures.

Terms: 10% non refundable deposit down day of auction – balance due at closing. Property will be sold for 2/3 of auditor's appraisal values of \$61,250. No Buyer's Premium. Sells As Is. Sells with no contingencies. Any required inspections must be completed prior to bidding. All information contained herein derived from sources deemed reliable but not warranted. All announcements day of auction take precedence over printed advertising. Contact Don R. Wallick Auctions @ 330-878-0075 or McInturf Realty @ 330-364-6648 for more info. & appt to view.

Check out our website @ www.wallickauctions.com for all our upcoming auctions!

Auction By Order Of: Tracy Kelton

Auction Conducted By:

Don R. Wallick Auctions

Auctioneers: Don R. Wallick

Brennan R. Wallick – Apprentice Auctioneer Timothy J. Welsh

Ryan W. Wallick

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