

# ***Don R. Wallick Auctions***

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



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**ED PARIS ESTATE  
COMMERCIAL REAL ESTATE ONLINE ONLY AUCTION**

**738 N. WOOSTER AVE.  
STRASBURG, OH**

**BIDDING IS OPEN NOW & STARTS ENDING ON  
TUESDAY DECEMBER 7, 2021 @ 6:00 PM**

**Real Estate: Great commercial building located on a high traffic/high visibility city lot – over ½ acre lot with 144' of road frontage – the building has been totally renovated – office area open to accommodate 3 work stations – kitchenette/break room – bathroom & utility room – attached garage area – city utilities plus private well – past uses have included greenhouse, auto sales & service and church. This property will not disappoint and only limited by the new owners imagination. Great location for any business – golf cart sales, professional office, retail business, attorney or insurance business – automotive repair. Don't miss your chance to own this quality commercial property! View [www.wallickauctions.com](http://www.wallickauctions.com) to register to bid & follow the auction!**

**Terms: 10% non refundable deposit down day of auction. Balance due at closing. Sells with no financing contingencies. Sells as is to the highest bidder. Any desired inspections is buyer's responsibility & must be completed prior to bidding. A 10% buyer's premium will be added to the final bid to determine the final contract price.**

**When bidding, the key word to look for is "Sold". Even if it says "Lot Closed" it takes a minute to update the final results. If someone bids at the last second it can go from "Lot Closed" back to "Bidding Extended". Please keep refreshing the screen until it says "Sold".**

**Buyer's Premium Example:  
Bid Price: \$100,000  
Plus 10% Buyers Premium: \$10,000  
Total Contract Price: \$110,000  
Down Payment \$11,000**

**Successful bidder will be contacted to make arrangements to sign all contract documents & deposit the down payment within 24 hours of the auction. Successful bidders will deposit 10% of the Contract price in the form of check or cashiers check made payable to McInturf Realty. The entirety of the remaining balance is due at closing.**

**Successful bidders not executing their contract with earnest money deposit within 24 hours of the conclusion of the auction will be considered in default. All information contained herein derived from sources deemed reliable but not warranted. All announcements day of auction take precedence over printed advertising. Contact Ryan Wallick @ 330-340-7963 or for more info. & appt. to view.**

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**Auction By Order Of: Virginia Paris Exec. & Mike Warkall Attorney for Estate Tusc. Co.  
Case No. 2021ES60698**

**Auction Conducted By:  
Don R. Wallick Auctions  
Auctioneers:  
Brennan R. Wallick  
Ryan W. Wallick**

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