

# ***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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## **ABSOLUTE AUCTION – COMMERCIAL BUILDING ONLINE ONLY AUCTION**

**307 N. TUSCARAWAS AVE.  
DOVER, OH  
(DOWNTOWN DOVER – NEAR CORNER OF W. 3<sup>RD</sup> & TUSC.)**

**BIDDING IS OPEN NOW & STARTS ENDING ON  
WEDNESDAY JANUARY 26, 2022 @ 6:00 PM**

**Real Estate: Absolute Auction – Grand downtown Dover commercial building sells online only to the highest bidder. Built in 1927 former YMCA with 59 X 59 gymnasium and original swimming pool. Remodeled lobby area with large service counter – 2 stone fireplaces & large waiting area. Most recently, building was used as laser tag/youth center. Lower level as gaming area. 1<sup>st</sup> level as lobby area. 2<sup>nd</sup> level as gymnasium and boarding rooms. 3<sup>rd</sup> level as gym balcony and former boarding rooms. Approx. 25,000 sq. ft. total. Recent upgrades include newer furnaces/electric/fire sprinkler system. Alley bound lot with off street parking. Building potential is only limited to buyers creativity and imagination! 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 McInturf Realty @ 330-364-6648 or Ryan Wallick @ 330-340-7963 or for more info. & appt. to view.

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**Auction By Order Of: Battlefield Live Ohio LLC**

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

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