

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



ABSOLUTE ONLINE ONLY REAL ESTATE AUCTION DOWNTOWN COMMERCIAL BUILDING

**109 E. 3RD ST.
UHRICHSVILLE, OH
(NEAR CORNER OF WATER ST. & E. 3RD. ST.)**

**BIDDING IS OPEN NOW & STARTS ENDING ON
FRIDAY MAY 20TH, 2022 @ 4:00 PM**

Real Estate: Commercial building in the heart of downtown Uhrichsville. Upper level features a 1 bedroom apartment currently rented for \$475/mo. – tenant has been there for +/- 2 years with a month to month lease and will stay if possible. Lower level is 20 X 40 open retail space under construction – the demo work has been done and ready for new owner to finish the project. Lot size is 20 X 45. City utilities include 1 water meter, 1 gas meter and 2 electric meters. Tons of potential for the skilled investor. View www.wallickauctions.com to register to bid & follow the auction!

NOTE: In an effort to keep pace with Uhrichsville's downtown improvement projects, this property has been ordered to make certain improvements for the health, safety, and beautification of the downtown area. Buyer will be purchasing the property 100% AS IS and will assume responsibility to complete ordered improvements. List of required improvements and expected deadlines are available to all bidders at www.wallickauctions.com. Questions regarding improvements & deadlines can be directed to Belle Everett Uhrichsville Director of Service @ 740-922-1242.

Terms: A \$5,000 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 \$5,000 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.

Auction By Order Of: Owner

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

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