Bank Ordered Auction of Stephano's Pizza Newer 5,040±sf Restaurant Selling with All Equipment & Fixtures

530 Harry Sauner Road Hillsboro, OH Highland County

Sells regardless of price! NO MINIMUM! <u>ABSOLUTE</u> <u>AUCTION</u> Tuesday, June 26th at 12pm (onsite)



OhioRealEstateAuctions

877-BID-OHIO OhioRealEstateAuctions.com Auctioneer: Barry Baker, CAI, AARE, CCIM



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Previously used at Stephano's Pizza, a hometown business for over 20 years. 5,040±sf fully furnished restaurant that will sell together as one package. Built in 2003 sitting on 2.349± acres. Paved parking for 65±. Exterior has brick and hardy plank siding along with a drive through. Big, well placed signage. Great location

next to Walmart, and Rick's hometown. Directly across from Kroger's and near Verizon, Gold Star Chili, Advanced Auto parts, Dakotas, and Bob Evans. Best use would be a restaurant but other uses could include a bank branch or other retail site. Inside features seating for 140±. Dining area has plenty of booths and

tables, mounted TV's, a 30 foot buffet, full kitchen, prep areas, storage rooms, walk in cooler and freezer, large manager's office with full bathroom. A partial list of the personal property items that will transfer with the sale include: triple pizza oven by Blodgett, Point of Sale computers by Firefly, 2 safes, security system, stainless

prep tables, dough roller, 80 qt Hobart mixer, ice machine, 4 Reds stadium seats, 9 tables, 20 booths, 7 mounted TV's, office desk and furniture, updated computer system, Vulcan 6 burner oven, dishes, silverware, cups, cut table, warmer racks, buffet items and much more.

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Basic Terms

Sells Regardless of Price to the Highest bidder with no minimums or reserves. In order to bid you must bring a cashier's check made payable to "Home Site Title Agency" in the amount of \$20,000 which will become your non refundable deposit if you are the high bidder. The building is sold As Is with no contingencies. All inspections must be done prior to Auction. Close within 30 days. Short tax proration. General warranty deed given at closing with no liens or back taxes.

REALTORS®

Cooperation is encouraged & expected. Please see REALTORS® Only section of our website for compensation instructions.

Auctioneers Barry Baker, CCIM, AARE, CAI (937) 581-3037 Barry@OhioRealEstateAuctions.com

Viewing Times

You may also see the property by private appointment with your REALTOR at your convenience.

Directions

From the middle of Hillsboro, go North on either 62 or 73 to Harry Sauner Road.



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View more information, helpful links, and dozens of pictures on our website!