

# 3.379± Acres Adjacent to Grandview Yard

55,030±sf Showroom, Office, and Warehouse

**ONLINE-ONLY SEALED BID AUCTION**  
Bidding Ends Thursday, October 11<sup>th</sup> at 12pm



**877-BID-OHIO**  
[OhioRealEstateAuctions.com](http://OhioRealEstateAuctions.com)  
Auctioneer: Barry Baker, CAI, AARE, CCIM

 **Newmark Grubb Knight Frank**

This property is being sold in conjunction with:  
Benton Benalcazar, SIOR, CPA, MBA  
[bbenalcazar@ngkf.com](mailto:bbenalcazar@ngkf.com)

**614-206-5861**  
[ngkf.com](http://ngkf.com)

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**937-581-3037**  
100 E. Broad St., Ste 1340 Columbus, OH 43215

 **Newmark Grubb Knight Frank**

**614-206-5861**

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Bidding Ends Thur, Oct 11<sup>th</sup> at 12pm

Grandview Yard Development Plan courtesy of Google Earth

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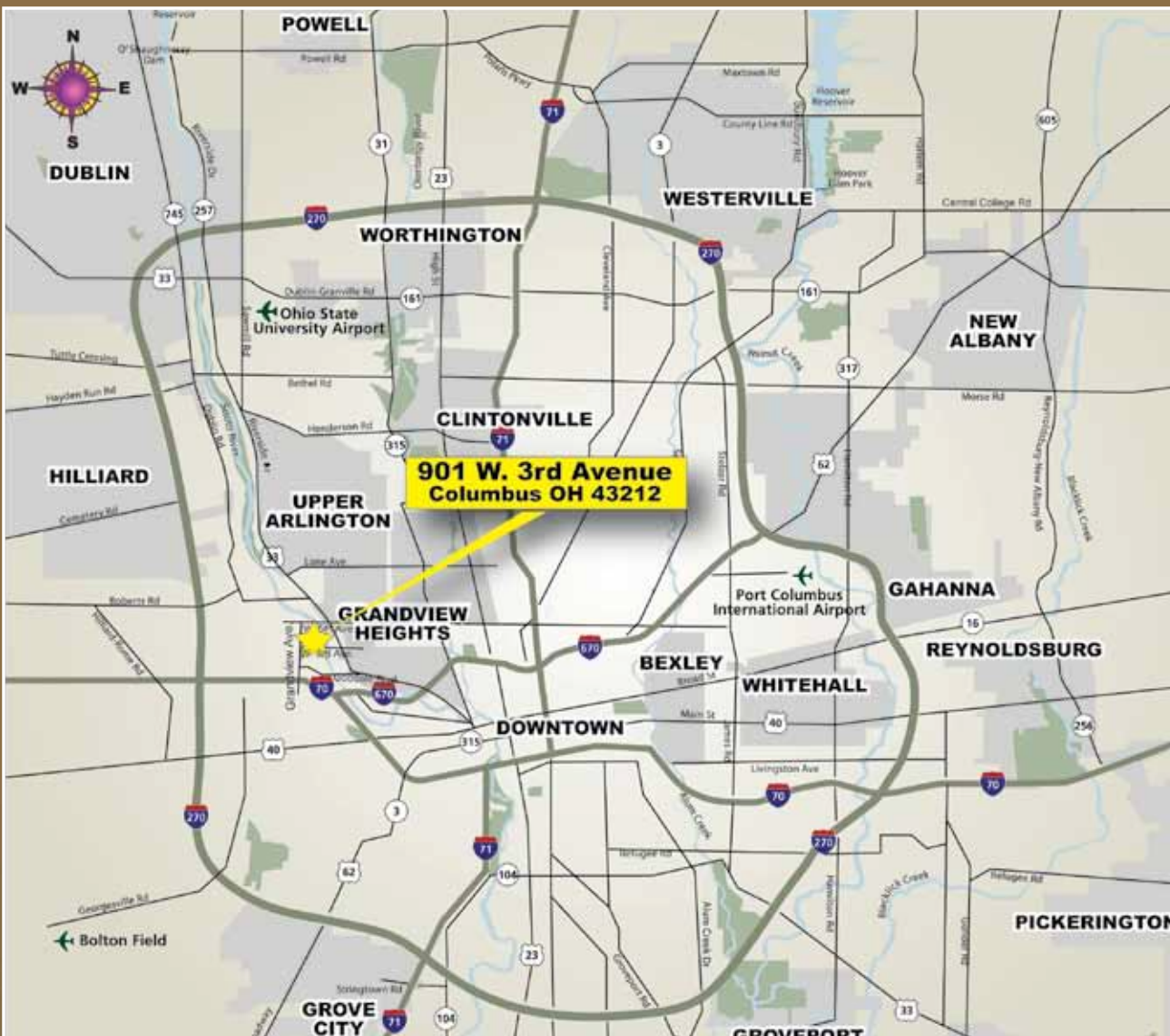
**55,030±sf Showroom, Office, and Warehouse**

The property will have frontage on the future Bobcat Avenue, which will be the main north/ south connector road in the Grandview Yard. The city of Grandview Heights has recommended the zoning to be part of the Grandview Commercial Mixed Use District (GCMXD).

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Built in 1948. Annual Taxes: \$51,291.32



South on 315 to the Grandview Heights/ Goodale St. exit to North on Olentangy River Rd. (3rd Ave. is under construction) to left on 5th Ave. to left on Edgemoor to the property

All sealed bids and deposits must be received by email no later than Thursday October 11 at 12:00pm. Submit bids to [Barry@OhioRealEstateAuctions.com](mailto:Barry@OhioRealEstateAuctions.com)

All inspections must be completed prior to bid deadline. All inspections & showings will be scheduled with the auctioneer.

### Basic Terms

Sealed bid auction with an unstated minimum. In order to bid you must submit a cashier's check made payable to "Ohio Real Estate Auctions" in the amount of \$500,000 which will become your non refundable deposit if your bid is accepted. The real estate is sold As Is with no contingencies. All inspections must be done prior to Auction. Close within 30 days. Short tax proration. Buyer pays all closing costs. General warranty deed given at closing with no liens or back taxes.

### Deposit and Closing

Closing must take place within 30 days. Buyer may choose to close with the title company of their choice.

### REALTOR Participation

REALTOR showings and cooperation are encouraged. For full compensation instructions, contact the Auctioneer. Please call or email auctioneer to schedule all showings.



**OhioRealEstateAuctions**  
LLC

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Auctioneer: Barry Baker, CAI, AARE, CCIM

**Newmark Grubb**  
**Knight Frank**

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