

**PUBLIC AUCTION OF
COMMERCIAL REAL ESTATE & PERSONAL PROPERTY**

Date: Saturday, April 23, 2016

Time: 10:00 A.M.

Location: 1010 High Street, Harrisburg, Ohio 43126

Currently Known As: Harrisburg Memorial Post 11208 VFW



Description of Real Estate: (4-Parcel Sale) All Parcels being in the Village of Harrisburg; Pleasant Township; Franklin County, Ohio. **Parcel No. 234-000057-00;** Legal Description: HIGH ST 45X 108.5FT S PT 24; Zoned C-Commercial; .11 of an Acre; improved with a Brick 1-Story building constructed in 1950, & containing approx. 4320 sq. ft. (per Franklin County Auditor). **Parcel No. 234-000060-00;** Legal Description: COLUMBUS ST SEE DUP FOR DESCRIPTION 23-24; Zoned C-Commercial; .0744 of an Acre. **Parcel No. 234-000083-00;** Legal Description: COLUMBUS ST 25 X 108.5FT S MID PT 23; Zoned C-Commercial; .062 of an Acre. **Parcel No. 234-000130-00;** Legal Description: HIGH ST LOTS 22-24; Zoned C-Commercial; .11 of an Acre. Building is heated by a Gas Furnace with Central Air; Public Water & Sewage; Paved Asphalt Parking. Currently, Property is Exempt from Taxes listed as Social/Fraternal Hall.

Open House Dates:

Sun., March 20th @ 2-4 PM

Sun., April 3rd @ 2-4 PM

Wed., April 6th @ 5-7 PM

Sun., April 10th @ 2-4 PM

Sun., April 17th @ 2-4 PM

Real Estate may be viewed prior to the Auction Date by contacting the Auctioneer for a private showing.

Terms of Sale (Real Estate): The Real Estate is being offered with a Minimum Bid of \$81,000.00. A \$5,000.00 Non-Refundable Deposit will be required day of sale, & the Balance of the purchase price will be due in full on or before May 23, 2016. **No Contingencies accepted.** Title will pass by General Warranty Deed with no further evidence of Title being provided by the Seller. Possession will be at closing. The Real Estate is being sold in, as is condition in all respects with no warranties written, expressed or implied. All Buyers will have the right to have the structure & mechanics professionally inspected & to complete any environmental studies they might desire. Any & all inspections must be completed prior to sale date & will be at the Buyer's expense. No Co-Op Fees being paid by Ohio Real Estate Auctions, LLC. Any Buyers wishing to have Buyer/Broker Representation must pay their own Buyer/Broker Fees. **Auctioneer's Note:** Great Opportunity to purchase a very well kept Commercial Property. Newer Roof; Water & Sewer (Public). This Building was once a Bank & still has original Bank Vault/Walk-in Safe in working condition. Bar area with Kitchen & Restroom. Many possibilities, to include Bank; Restaurant; Gun Store; Day Care; etc. **NOTE:** All non-attached items will not be part of the purchase of Real Estate.



Sale Conducted By:

Terryl A. Queen, Auctioneer/Realtor

Associate of Ohio Real Estate Auctions, LLC

Mr. Barry Baker, Broker

Call: 740-969-2983 or 740-412-3608 (Mobile)

Email: taqueenauctions@aol.com

Statements made day of sale will take precedence over printed matter. Auctioneer is licensed by Department of Agriculture and bonded in favor of State of Ohio Recovery Fund. View ad & photos at www.auctionzip.com (Auctioneer ID # 10471) and/or www.OhioRealEstateAuctions.com.