

31,858 SF Commercial Flex Space

\$100,000 Opening bid! Last sale price was \$925,000!

948 East Franklin Street, Centerville, OH 45458 (Montgomery County)

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to register and bid!



ONLINE REAL ESTATE AUCTION

Bidding Ends Monday, June 19 at NOON



937-581-3037

1128 Pinnacle Club Dr., Grove City, OH 43123



Auctioneer
Barry Baker (937) 581-3037
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By court order, the bidding starts at \$100,000. All bidding will be done online at www.ohiorealestateauctions.com. A 10% buyer's premium will be added to the high bid to obtain the final contract selling price. Short tax provision. Buyer pays all closing costs. Seller's closing given at closing with no liens or back taxes. Closing must take place within 30 days of court confirmation. 988207114. This will become your non-refundable deposit. The real estate is sold as is with no contingencies. All inspections must be done prior to Auction. Close within 30 days of court confirmation. A 10% buyer's premium will be added to the high bid to obtain the final contract selling price. Short tax provision. Buyer pays all closing costs. Seller's closing given at closing with no liens or back taxes. Closing must take place within 30 days of court confirmation.

31,858 SF Comm. Flex Space on 3.546 Acres

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13,254 SF Main Building

Mixed use commercial building with 7,556 SF of warehouse, 2,044 SF of multi-use office, 2,352 SF of light manufacturing space and an additional 1,302 SF of office. 1 drive in door, 2 dock doors, ceiling height ranges from 8-20 feet throughout the building. Large covered front porch with stone facade and brick pavers. The trade fixtures such as kitchen and plumbing displays will be removed by the tenant and are not part of the real estate. Large open front showroom, reception desk, large conference room with wainscoting and large windows. 10 offices with fine finishes. 5 bathrooms, 1 with ADA, 1 with shower. Big break room-kitchen, file room, copier room with tons of cabinets, furnace and mechanical room, 3 phase electric, fire suppression system, gas heat, large common office with 6 desks, warehouse space, mezzanine level, light industrial space. This property is a must see and perfect for a large or growing service or light manufacturing company. Many uses.

7,316 SF Metal Building

Located within the secure fenced area, this building could have multiple uses. Clear-span trusses with ceiling height of approx. 12'. Concrete floor, 2 drive-in doors, metal roof and sides, covered storage on each side, completely open interior.

11,288 SF Shed

This building is open on 1 side and is great for general storage or commercial vehicle fleets. Clear-span metal trusses with ceiling height of approx 14'. Currently used to store trailers and class A motorhomes. 7 large bays. Could be enclosed. Gravel floor. Located inside the secure fenced area.



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