

# **Don R. Wallick Auctions**

965 N. Wooster Avenue - Strasburg, Ohio 44680 - [www.WallickAuctions.com](http://www.WallickAuctions.com)  
Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318



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## **"ONLINE ONLY REAL ESTATE AUCTION" AUTO SHOP/OFFICE REAL ESTATE**

**235 7<sup>TH</sup> ST. NEW  
NEW PHILADELPHIA, OH**

***BIDDING IS OPEN NOW & ENDS ON SATURDAY AUGUST 8, 2020 @ 6:00 PM***

**Real Estate: Quality auto shop auction – well maintained & nicely updated building – tens of thousands of improvements with the last few years – building features office area with reception area – private office – kitchenette & restroom. Also large garage shop area with 2 bay doors plus 2 additional bays. One of which features a paint booth. Air compressor unit that supplies building will stay. Down draft & exhaust system – additional storage area – new 10' overhead doors. Corner lot privately located at the end of the street. May require flood insurance if mortgaged. Tusc. Cty. Parcel 43-04517-000. Owners are retiring and offering a great business opportunity for the new owner.**

**Terms: 10% non refundable deposit down day of auction. Balance due at closing. Sells As Is. Sells with no financing contingencies. Any required inspections must be completed prior to bidding. A 10% buyer's premium will be added to the final bid to determine the final contract price.**

**Buyers 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 10% 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 24hours 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 Ryan Wallick @ 330-340-7963 or McInturf Realty @ 330-364-6648 for more info. & appt. to view.**

**Auction By Order Of: GINED LLC**

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

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