

Don R. Wallick Auctions, Inc.

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



Commercial Agent Synopsis Report

Listings as of 04/19/2013 at 9:40:04M

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Images



Driving Directions: Turn east on River Street, across from Tube Co. Fabrication

List Price: 0 (N/A)
MLS#: 3253285
Status: Active
Subtype: Industrial
Above Ground Stories: 1
Traffic Count/Daily:
Lot Size:
Water & Sewer: Public Sewer Public Water
Heating Fuel: Gas Oil
Total Parking: 0 On Street/Private
Fence: Chain Link
Location: Other
Miscellaneous: Fire Sprinkler Systo
Terms/Conditions:
Current Use: warehouse
School District:
Address: 524 River St Dover, OH 44022-1505
Area: Dover
Sub.Div.:
Annual Taxes: 10.056
Assessments: No
Homebased: No
Acres: 6.9500
Lot Source: Auctions Wb Sale Date:
Ownership: None
Blasement: None
Heat Type: Other
Occupant Type:
Roof: Other, Flat
Cooling:
Freight Amenities:
Office Type:
Industrial Type: Warehouse Distrib
Retail Type:
Special Purpose Type:

APN: 150245200
Sale Price:
Pending Date:
DOM/COIL: 491491
Auction: Y
Auction Date/Time:
05/10/13 11:00 AM-2:00 PM
For Lease: No
For Sale: Yes
Possession: Negotiable

INCOME	
Gross Rent:	0.00
Other Income:	0.00
Total Gross Rent:	0.00
Vac Allowance:	0.00
Cap Rate:	0.00
Gross Rent Multiplier:	0.00
Net Operating Income:	0.00

EXPENSES	
Tax:	0.00
Electric:	0.00
Insurance:	0.00
Sewer/Water:	0.00
Management:	0.00
Trash/Publish:	0.00
Heat:	0.00
Miscellaneous:	0.00
Maintenance:	0.00
Lawn/Snow:	0.00
Reserves:	0.00
Total Annual Expense:	0.00
Expense Info:	0.00

SQUARE FEET	
SqFt Source: Auctions Website	600.00
Approx Finished SqFt:	650.00
Industrial:	0
Office:	0
Retail:	0
Residential:	0
Warehouse:	0
SqFt Price Min:	0
SqFt Price Max:	0



Utilities: Electric Paygo
Utilities: Tenant Pays

General Remarks: Auction Friday, May 10th, 11:00 am, 80,000 sq. ft on 6.95 Acres with gated 10' solid steel fence. Alarm system and camera monitors. Railroad track run in front of bldg. 1st time offered in 16 years. 2 loading docks. Flip out ramps. Zoned Industrial. 3 phase power. 8 offices, reception area plus open conference area. 4 main sprinkler systems. Ideal for warehouse, storage or industrial space. Easy access for semi's. 1.2 miles straight access to I-77 Dover exit. Only 43 miles to Cleveland, 120 miles to Columbus, 90 miles to Pittsburgh

Broker Remarks: Auction Friday, May 10th, Equipment Sale at 11:00 am. Real Estate Sale at 1:00 pm. Auctioneer Don Wallick.
Showing Instructions: Call Agent/Call Office

LISTING AGENT:



Agent: Jeffrey Mathias
Office: Plazzo's Mathias Realty
Buyer Broker Comp 0
Comp Explanation: 1% or \$1000 whichever is lower

Email Address: Jeff@WallickAuctions.com
Primary Phone: 330-877-1035
Office Phone: 330-364-7781
Other Comp: Other

Sub Agent Comp: 0

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

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