

Don R. Wallick Auctions

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



"ABSOLUTE ONLINE ONLY REAL ESTATE AUCTION"

COMMERCIAL REAL ESTATE FORMER MASONIC LODGE

**204 W. HIGH AVE.
NEW PHILADELPHIA, OH
(CORNER OF W. HIGH & 2ND ST. SW – DOWNTOWN NEW PHILA)**

**BIDDING IS OPEN NOW & STARTS ENDING ON
THURSDAY FEBRUARY 25, 2021 @ 6:00 PM**

Real Estate: Beloved & well maintained 3 story commercial building with additional usable basement space – former Masonic Lodge – 4,400 sq. ft. – new roof +/- 15 years (\$40,000) – new boiler system +/-10 years (\$20,000) – new windows approx. 20 years – chair lift system (\$11,000) – 44 X 100 downtown corner lot – unlimited potential uses.

Basement Area: Office areas – storage rooms – restrooms – formerly rented by AEP for over 85 years – dealer's choice for new uses.

Ground Floor/1st Level: 2 business rental units.

202 W. High Ave. – OV Harvest Olive Oils - \$850 per month – month to month lease – remodeled by tenant to top notch quality standards & décor.

204 W. High Ave. – Next Level Sport & Spine - \$1,000 per month – month to month lease – remodeled by tenant to top notch quality standards & décor – break rooms – restrooms – conference room.

2nd Level: Open lodge room – 2 sitting rooms – restrooms – concrete floors – huge floor safes – endless potential.

3rd Level: Banquet/Reception area – hardwood floors – kitchen – commercial gas range – fridge – butcher block island – balcony overlooking lodge room.

Boiler services 2nd & 3rd floors – gas furnace for 1st floor & basement – central air – owner pays all utilities. Recent bank statements online.

Great location – great brick building – potential is limited only to the imagination. Apartments, offices, storage, private club, call center, escape

rooms, ballroom, professional retreat – the sky is the limit & the new owner decides.

Masonic Brothers have merged with Tuscarawas Lodge 59 Dover, OH. 2 Be 1 Ask 1.

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

Buyer's 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 24 hours 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 for more info. & appt. to view.

Auction By Order Of: The New Phila Masonic Temple Co.

Auction Conducted By:

Don R. Wallick Auctions

Auctioneers:

Brennan R. Wallick

Ryan W. Wallick

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