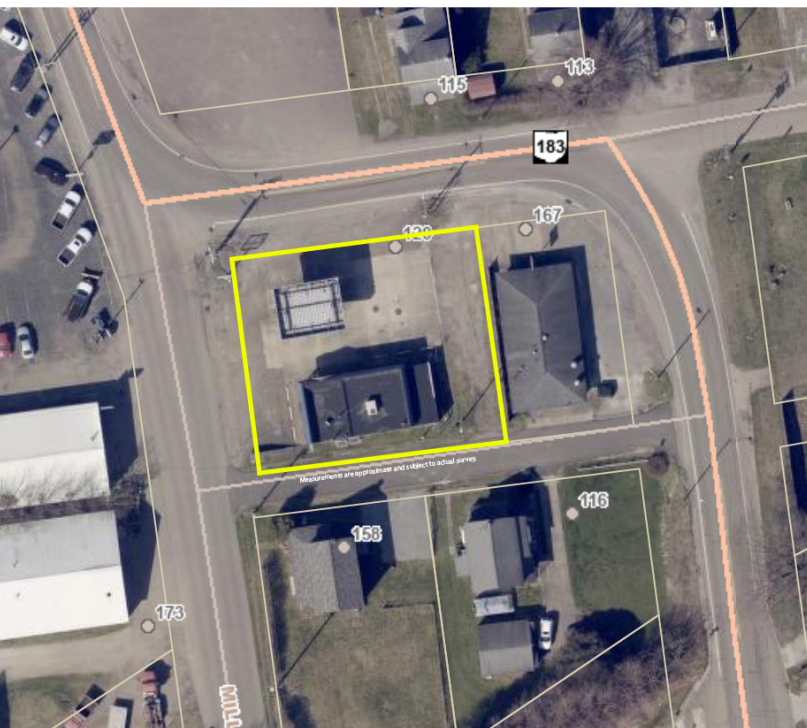


ABSOLUTE ONLINE ONLY AUCTION

ONLINE BIDDING BEGINS: MON, DEC 16, 1:00 PM
THURSDAY, DECEMBER 19, 2024, 1:00 PM



COMMERCIAL
REAL ESTATE



Opportunity here! Clean open space retail or workshop block building built in 1970 having 1,596 sq. ft. with show room and half bath. Updated breaker electric service, gas is available at the street. Current furnace and air unit is on the roof. Public water and sewer. Lot having frontage on three roads. New concrete parking area. Nice corner lot, size 115' x 100' with Stark County traffic count 4,200 per day. Previous gas station. Fuel tanks were removed this past summer, documents available. Current taxes are \$2,517 per year. Great opportunity for retail trade use and investment. Check it out!

Terms On Real Estate: 20% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

Auction By Order Of: Guy Bowling

RETAIL SHOP COMMERCIAL BUILDING

Waynesburg, OH, Stark
County

120 CANAL ST.,
WAYNESBURG, OH 44688



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