

\$90,000

RESERVE (MINIMUM BID)

ONLINE BIDDING



AUCTION DETAILS

TERMS: VISIT THE WEBSITE FOR A LIST OF TERMS AND CONDITIONS.

**HIGH DENSITY RETAIL TRAFFIC
CLEVELAND AVE**

- **BIDDING OPEN NOW UNTIL** Thursday, October 31 2024 @ 7PM
- **LOCATION:** 2136 Cleveland Ave. Columbus OH 43211



Commercial Retail Space Currently operating as a daycare, this multi-use retail property offers endless business potential. Ideal for a retail storefront, church, convenience store, or retail boutique. Situated in a high-traffic area, this property has great visibility but requires some TLC due to deferred maintenance. Seize this opportunity to customize and transform this space into your next business venture.

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CAPITOL OHIO
SALES TEAM
A MEMBER OF THE E2 REFERRAL NETWORK

kw GREATER COLUMBUS
KELLERWILLIAMS REALTY



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Location Information

- Building SQ Ft:4,380
- Year Built:1930 (Year Remodeled: 1961)
- Lot Size:.19 Acres
- MLS #:224035197
- Parcel Number:010-060777-00
- County:Franklin
- Zoning:C-Commercial
- Tax Amt:\$2,989.12
- Tax Year:2023
- Stories:1
- Parking:5+
- Utilities:Electric; Gas; Sanitary Sewer; Storm Sewer; Water




Summary of Terms

1. Reserve Price: The property has a reserve price of \$90,000 (minimum bid).
2. Acknowledgment of Terms: All bidders must review and sign the Acknowledgement of Terms & Conditions document prior to bidding.
3. Property Condition: The property is sold in 'AS IS' condition. The Seller will not make any repairs or concessions, and there are no contingencies.
4. Debris and Personal Property: The Seller will not remove all debris and personal property by the date and time of the Buyer's possession.
5. Inspections: The sale is not contingent upon a satisfactory inspection. Bidders are encouraged to inspect the property before the auction ends.
6. Financing: The sale is not contingent upon the Bidder's ability to secure financing. The buyer is responsible for any appraisal gap.
7. Post-Auction Procedures: After the auction closes, the successful Bidder must sign and return the purchase contract and any other required documents electronically within 24 hours.
8. Deposit: The successful bidder must provide a \$10,000 deposit (earnest money) via electronic transfer.
9. Closing: The buyer must complete the purchase within 30 days of the auction.
10. Seller's Obligations: The seller will cover the costs of the owner's title insurance, deed preparation, conveyance fee, and the proration of real estate taxes.
11. Buyer's Premium: A 10% Buyer's Premium will be added to the final bid to determine the final purchase price.



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