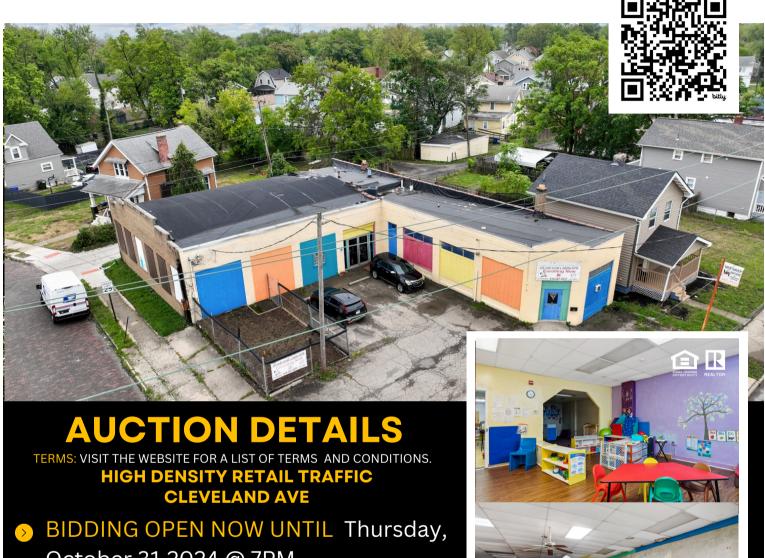
\$90,000

ONLINEBIDDING

RESERVE(MINIMUM BID)



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.

Zina Molnar (614) 395-5327 zina@zinamolnar.com





Krysten Stringer (614) 956-6589 krysten@auctionohio.com

AUCTIONOHIO.COM

\$90,000

RESERVE(MINIMUM BID)

ONLINEBIDDING

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.



- Zina Molnar
- (614) 39-5327
- zina@zinamolnar.com



- Krysten Stringer
- (614) 956-6589

krysten@auctionohio.com