

ABSOLUTE AUCTION

FRIDAY, JULY 12, 2024 – 12:00 PM
REAL ESTATE – 12:00 PM



REAL ESTATE



NICE BRICK OFFICE BUILDING

Ideal Owner Occupied
Or Rental Potential

141 MERZ BLVD.,
FAIRLAWN, OH 44333

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- 1,764 SF
- Freestanding Building With Parking Lot
- Good Location
- Close To Amenities
- Commercial Zoning
- Fairlawn City
- Summit County



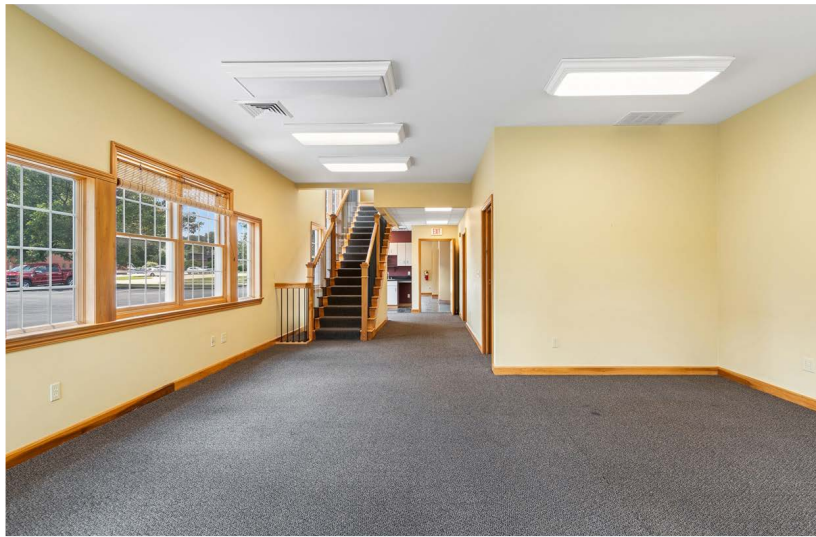
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Real estate features a nice brick office building, built in 2005, offering 1,764 SF of space. Ideal owner occupied or rental potential. This is a well-maintained building, main level having a nice reception area, three good sized private offices, restroom, utility room, kitchenette, and large open workspace in the rear. Upper-level features room for additional office or storage, as well as main utility room with FA gas furnace/AC, 250-amp breaker electric, and hot water tank. Property is on public utilities. Front and rear entrances, good sized private parking lot, brick storage/trash area. Property is centrally located in Fairlawn, great business exposure. Previously leased for \$2,600/month. Current half year taxes are \$2,058.65. Summit County parcel number 0902244.

Businesses in need, don't miss out! This is a fine building with a lot to offer. Great location, great potential. Call auctioneer with any questions.

Open house the morning of the auction beginning at 10:00 am. Call agent for private showings.

TERMS ON REAL ESTATE.

10% 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.



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 AUCTIONEERS
 ADVISORS**

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