

REAL ESTATE AUCTION

SAT, NOV. 12TH • REAL ESTATE 12 NOON

Parkview Drive, Smithville, OH 44677

Residential &
Commercial
Potential

Wayne County
Ohio

**7,000 SF Shop/Storage/Office Building
Residential Building Lot - 2 Parcels**



Open House & Inspection:

Property will be open for inspection
Tuesday November 1 • 3-5 PM

For Other showings Call
Seth Andrews 330-466-5471 or
Steve Andrews 330-465-8498
for more information.

Will Sell on Location at the end of the cul-de-sac of Parkview Dr in Smithville, OH. The building's recorded address is 302 Milton St Smithville, OH 44677 however the access is off of Parkview Dr.

Parcel 1: Here is a unique piece of real estate with a world of possibilities. There is nearly 7000 sq ft of storage space with a small portion of that would lend itself to office space as it has previously been used as such. The building is situated on a double lot which totals just over an acre. There are multiple overhead doors, and concrete drive to access 3 of them. There is also a detached 12x24 storage shed for overflow. Whether you need a storage space, a place to work on projects or equipment or just a home base this could work for you. It is tucked away in a quiet residential neighborhood and quite honestly you'd never know it was there without driving back to it.

Parcel 2 is simply a .514 acre building lot in town off Parkview dr. If you're looking for a simple spot to put up a home with access to public amenities this could be your spot. Or if you just want to add it the building for a little elbow room that can also work in your favor



Auction By Order of Owner & Conducted by:

SETH ANDREWS, BROKER 330-466-5471

STEVE ANDREWS 330-465-8498

Assisting Auctioneers: ANDY WHITE & DREW TURNER



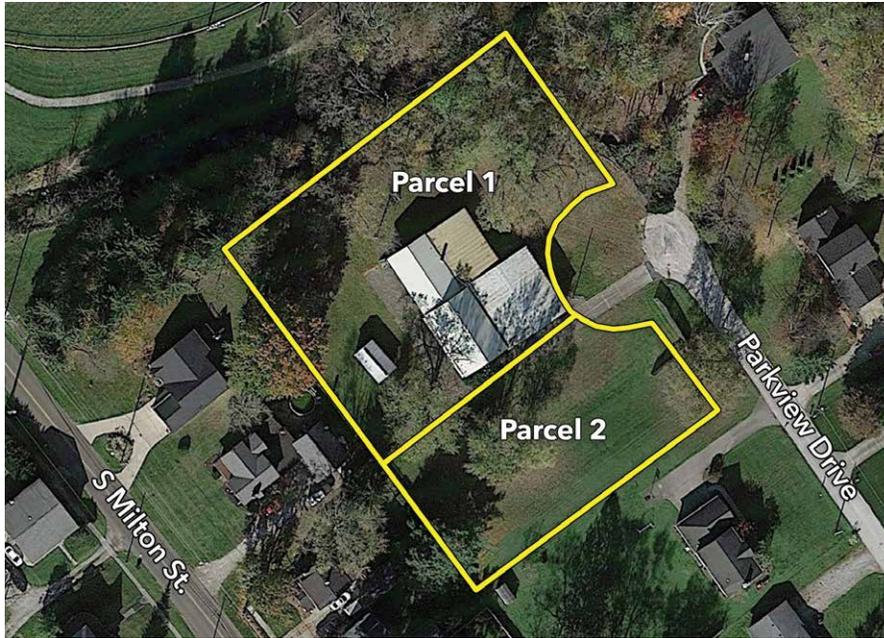
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Tax and Legal: There are 3 parcels per the Wayne County Auditor in Green Twp, Green Local Schools and we will be selling two together with the building which are parcels 33-00150.000 and 33-00151.000. The taxes on those two pieces are currently \$2007.06 annually. The vacant lot being sold by itself is Parcel number 33-00149.000 and its current annual tax is \$464.28

Terms and Conditions: The successful purchaser will be required to put a 10% non refundable down payment of the purchase price with the balance due at closing within 45 days. A 5% buyer's premium will be added to the final bid to determine the purchase price. Any desired inspections need to be completed prior to bidding as the property is sold AS-IS.

There will also be a chattel sale starting at 10:00 AM that list and ad will follow shortly!


**Steve & Seth
Andrews**
AUCTIONEERS

5107 S. Jefferson Rd., Wooster, OH 44691

330.262.9186


NAA
Auctioneer


DAA


EQUAL HOUSING
OPPORTUNITY


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375 Fry Road, Wooster, OH 44691
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