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REAL ESTATE AT PUBLIC AUCTION

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Columbus 12,929 SF Warehouse on .72 Acres



Property Address

1802 Lockbourne Road
Columbus
Franklin County
OH, 43207

Bid Now

Auction Location

Online

Auction Starts:

Tuesday, July 21st @ 12:00
PM EDT

Auction Ends:

Tuesday, September 1st @
12:00 PM EDT

Previous home of Ezzo
Sausage. The opening bid is
\$200,000 for this 12,929 SF
Commercial Warehouse

sitting on .7222 Acres on busy
Lockbourne Road in
Columbus.

More Information

1802 Lockbourne Road, Columbus, Ohio
43207

Opening Bid: \$200,000

Exceptional redevelopment or investment opportunity! Formerly home to **Ezzo Sausage**, this **12,929± square foot commercial warehouse** is situated on **0.7222± acres** with excellent visibility along busy Lockbourne Road.

The property is fully fenced with security wire along the perimeter and includes a rolling entrance gate for controlled access. A large marquee sign provides outstanding frontage and exposure. The site was previously served by heavy-duty electrical service; however, the building has been stripped of much of its electrical components due to theft and there is **currently no electrical service available inside the building.**

The building features:

- Approximately **12,929± SF** warehouse/industrial space
- One loading dock at the front of the building
- Former **3,000± SF freezer room**
- Former drying/curing room measuring approximately **33' x 75'** with **20± foot ceilings**
- Small front office and reception/waiting area
- Completely enclosed structure with no windows

Property Condition:

The roof is in poor condition and the building will require significant renovation. Buyers touring the property should bring a high-powered flashlight, as there is no electricity in the building.

Viewing Dates

The property is vacant. Text the Auctioneer for an easy showing 937-581-3037

Documents

Auditor info

Buyer Docs

Realtor Registration

Whether your plans involve renovation, warehouse use, manufacturing, storage, or redevelopment, this property offers a rare opportunity to acquire a substantial commercial building at auction. The surrounding area includes apartment communities immediately to the north and south, offering additional long-term redevelopment potential (subject to zoning and governmental approvals).

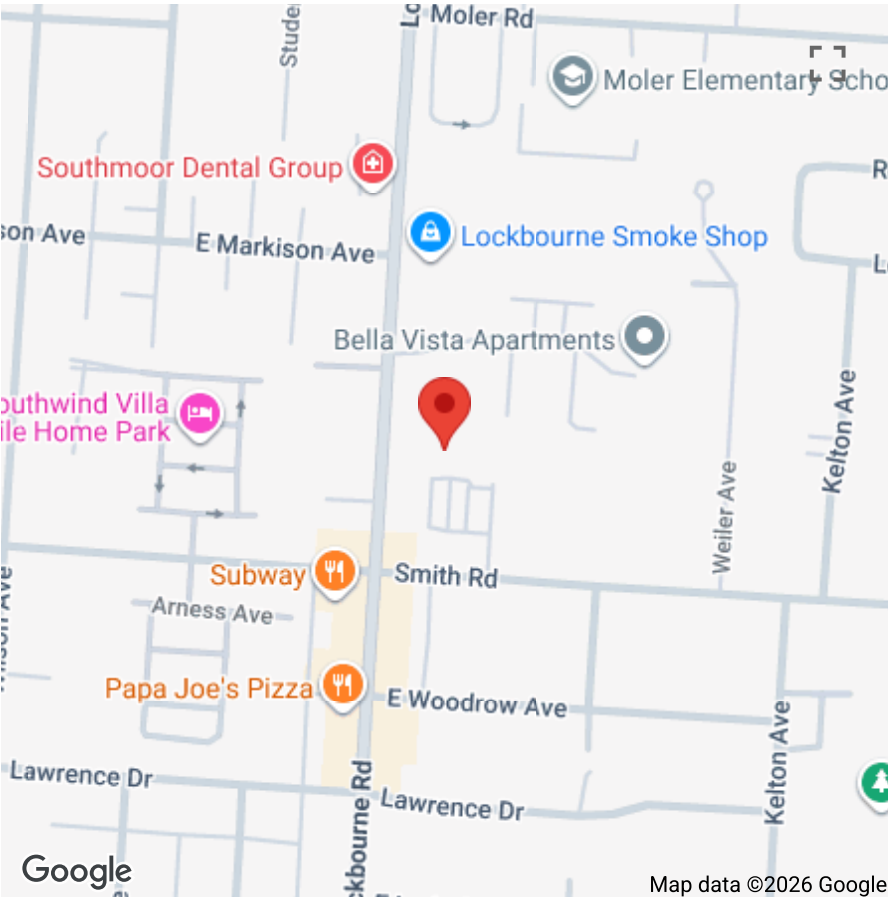
Inspections: Showings are available by appointment. Call or text **937-581-3037** for easy access to the property.

Bid your price at online auction!

Lot Size: .7222 Acres

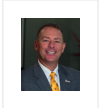
Annual Taxes: \$ 9,773

PROPERTY MAP



LEAD AUCTIONEER

Barry Baker



✉ Email Barry
W: 937-581-3037
F: 614-635-3474

Basic Terms:

Real Estate sells with an opening bid of \$200,000. A 10% Non-Refundable deposit will be collected from the winning bidder the day of Auction no later than 5pm. Deposit instructions will be given to the winning bidder. The real estate is sold As Is with no contingencies. All inspections must be done prior to Auction. Close within 30 days. A 10% buyer's premium will be added to the high bid to obtain the final contract selling price. Short tax proration. The Buyer pays all closing costs. A marketable, insurable deed will be given at closing with no liens or back taxes.

Deposit and Closing:

Closing with Nova Title Agency.

Realtor Participation:

Realtor showings and cooperation are encouraged. For full compensation instructions, see Realtor Registration form attachment. Please call Auctioneer to schedule all showings.

Number of Times Viewed: **15**

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