

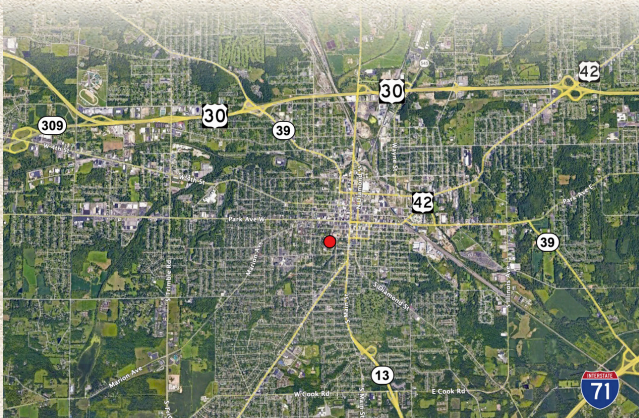
# MANSFIELD ABSOLUTE COMMERCIAL BUILDING AUCTION

# JUNE 18TH @ 5:30 PM

**REAL ESTATE:** Don't miss this opportunity to purchase a 10-unit commercial building with tremendous upside potential! Previously utilized mostly for medical offices, this property boasts flexible space ready for its next chapter.

While the property could benefit from updates and improvements, the possibilities here are endless for the right buyer or investor. Whether you're looking to expand your business footprint, create income-producing office suites, or explore residential conversion possibilities, this property is packed with opportunity. Lots of parking options and a nice location.

Bring your ideas and unlock the full potential of this versatile commercial property! Selling regardless of price on June 18 @ 5:30pm!!!



**Live Auction at 120 Sturges Ave,  
Mansfield, Ohio 44903 with Online  
Bidding Available at RES.bid**

**10+ UNITS - ENDLESS POTENTIAL - INVESTMENT OPPORTUNITY - PRIME FOR REDEVELOPMENT**



**833.SOLD.RES | WWW.RES.BID**

10% BUYER'S PREMIUM | LIC# 2022000271



# MANSFIELD ABSOLUTE COMMERCIAL BUILDING AUCTION

Live Auction with Online Bidding Available at RES.bid

As of this brochure, 3 total units are rented on a month-to-month basis.

**UNIT 1 AND 2** are combined but could easily be separated again, consists of 2 large waiting room, 9-10 rooms, kitchen area, 2 bathrooms and 2 receptionist area, presently vacant.

**UNIT 3** consists of a waiting area, 3 rooms, a kitchenette of sorts, 2 bathrooms, large office and a conference room, presently vacant.

**UNIT 4** rented \$450/month

**UNIT 5** rented \$500/month

**UNIT 6 AND 7** (by box 8) presently combined, 11 exam rooms, 2 bathrooms, triage room, receptionist area, waiting room - presently vacant.

**UNIT 8** - 1 bathroom, 3 rooms, conference room, entry/sitting area - presently vacant.

**UNIT 9** rented \$650/month

**UNIT 10** - downstairs! An undeveloped large area full of potential!!

All units with utilities already separated and nothing but endless possibilities. Don't miss your chance!!



**OPEN HOUSE:** Building will be open for inspection on Thursday, June 4 from 5-6pm. Private showings available through Mary Hartley 419-651-3586 or Ethan Hartley, co-listing agent with Howard Hanna RES Downtown 419-651-6658 or have your favorite Realtor schedule a showing!

**TAXES/LEGAL:** Per Richland County Auditor's Website, this property consists of parcel numbers: 0270109903010, 0270109903009, 0270109903008, 0270109903007, 0270109903006, 0270109903005, 0290109903004, 0270109903003, 0270109903002, 0270109903001. This is located in Richland County, Mansfield City School district with the majority of units zoned Commercial, C - Condominium Office Units. Annual taxes are believed to be \$7773.92 and will be prorated to the day of closing. Rented units will be prorated to the day of closing. Seller will provide a marketable deed and will split title insurance 50/50.

**TERMS:** The successful purchaser will be required to pay a non-refundable 10% down the day of the auction with the balance due with-in 35 days. A 10% buyers premium will be added to the last bid to determine purchase price. Property selling As-Is, all desired inspections need to be made prior to auction date.

**AUCTION BY ORDER OF: BIG FOOT LLC**



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Mary Hartley, Auctioneer 419-651-3585  
Ethan Hartley, Co-Listing Agent with Howard  
Hanna RES Downtown 419-651-6658  
Seth Andrews, Broker