

ABSOLUTE AUCTION

WEDNESDAY, DECEMBER 11, 2024, 12:30 PM



REAL ESTATE



LIVE ONSITE WITH ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- North Woods Condominiums
- 2.34 Acres
- Four Garage Buildings With 14 Individual Finished Rented Garage Spaces
- Howland Twp.
- Warren City
- Trumbull Co.

REAL ESTATE

2.34 acres of vacant undeveloped land plus (4) finished garage building structures totaling 14 individual single-car bays with automatic overhead doors and electric. Most currently rented with block foundations, cedar trim and aluminum siding. The three 4-bay units have updated shingles. Great investment opportunity. Owners pay electric, approx. \$40 per month. Gross yearly income of \$15,960. No HOA fees. A typical garage rents for \$95 month which is below market rates and likely can be increased. Most leases are for one year period.

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.

INVESTMENT OPPORTUNITY

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WARREN, OH 44483

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