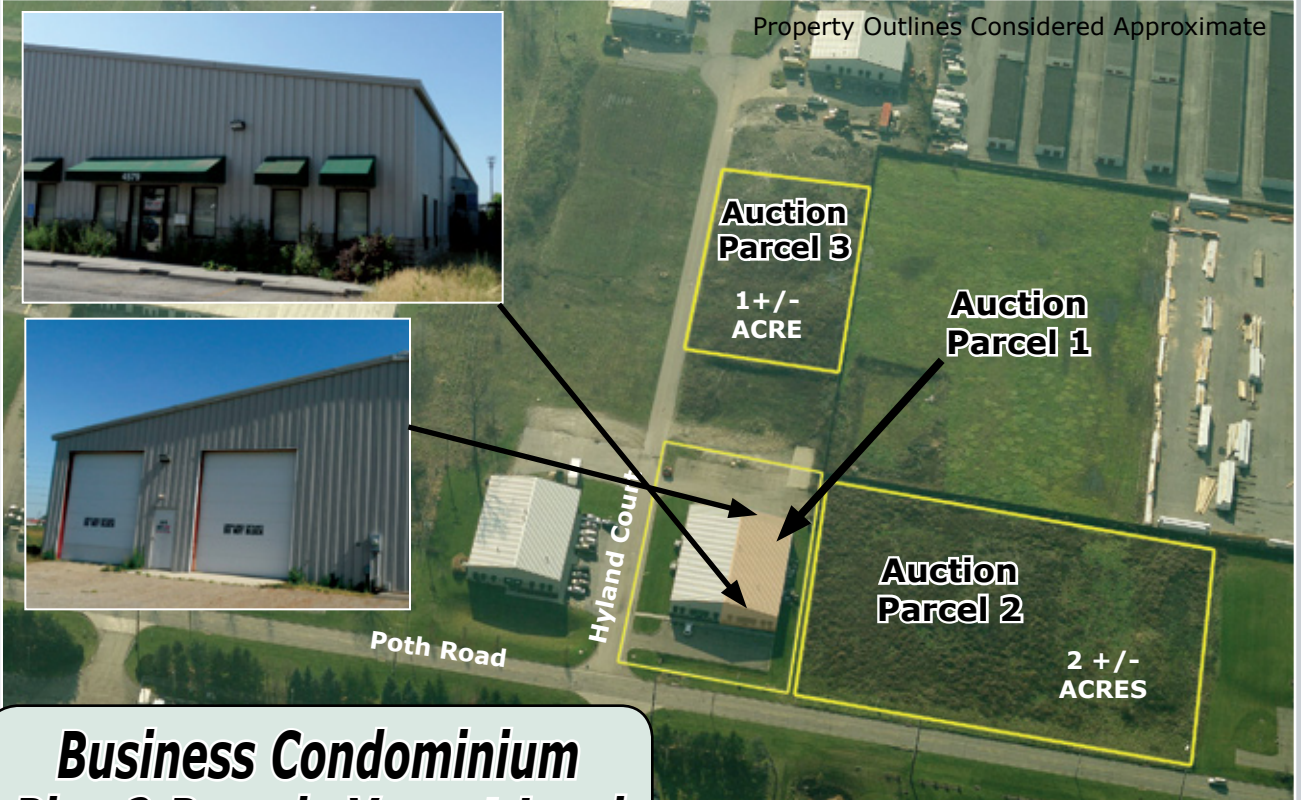


**Wednesday, November 14**  
**11:00 AM On-Site**

# Auction

Property Outlines Considered Approximate



## **Business Condominium Plus 2 Parcels Vacant Land Poth Road, City of Whitehall OH**

**Auction Parcel 1:** 4579 Poth Rd., Columbus OH 43213 - approximately 6,000 sq. ft. office/warehouse condominium, Franklin Co. Parcel No.: 090-008356. Minimum Opening Bid: \$150,000 •  
**Auction Parcel 2:** Approximately 2 vacant acres, frontage on Poth Rd., Franklin Co. Parcel No.: 090-008352. Minimum Opening Bid: \$50,000 •  
**Auction Parcel 3:** Approximately 1 vacant acre, frontage on Hyland Ct., Franklin Co. Parcel No.: 090-008364. Minimum Opening Bid: \$25,000. All three parcels zoned I-1 (Restricted Industrial District). Easy access to I-271.

**TERMS OF SALE:** Purchaser(s) to deposit by cash or bank cashier's check at time of sale, the following amounts: Auction Parcel 1: \$15,000; Auction Parcel 2: \$5,000; Auction Parcel 3: \$2,500. Purchaser(s) to also pay, on the day of sale, any amount necessary to bring the total deposit to 10% of the purchase price. The balance of the purchase price is due by bank cashier's check or wire transfer within 30 days of the date of court confirmation of sale.

**Attention: Users - Developers - Investors**  
**Real Estate Opportunity in Whitehall**  
**4579 Poth Road**



**Inquirers Please Contact:**

**Dave Bambeck**  
**330-260-0192**

davebambeck@roadrunner.com

*Auction Managed & Conducted By:*

**BAMBECK AUCTIONEERS**

I N C O R P O R A T E D

auctioneers • real estate brokers • appraisers

PO Box 549, Dover, Ohio 44622-0549 • (330) 343-1437

**www.bambeck.com**