

CHURCH BUILDING AUCTION

10:00 AM SATURDAY JANUARY 11, 2020

2106 Riverside Dr (Eastern Ave) Cincinnati, Ohio 45202.6 miles west of I-275, just minutes from 471.

MLS#1644661

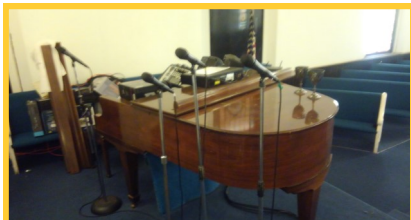
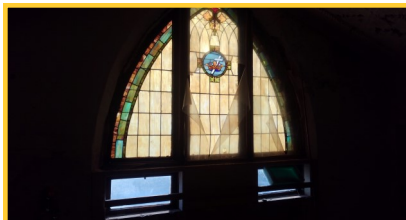
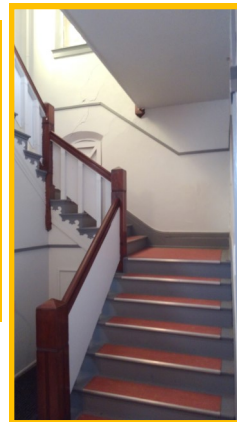
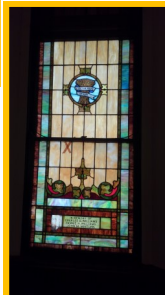
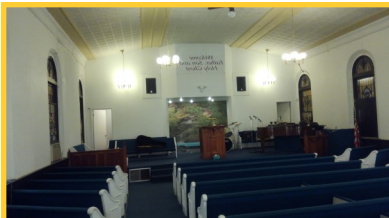
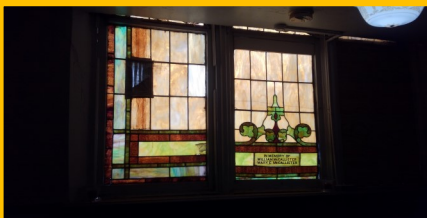


10% Buyer's Premium

This historic church building is located facing the Ohio River with exceptional river views from the steps. 34'X 90' building with approximately 3,000 sq ft and 3 floors provides a tremendous amount of room for a variety of uses. 15 fantastic stained glass windows with the front window over 6 feet wide and 12 feet tall. The main room is 31X64 with tin type ceilings. A large kitchen area with lots of cabinets and a Garland cook island in the center. Utility room, generous office area and a large Sunday School room area. 2 furnaces natural gas and 1 air conditioning unit, 200 AMP electric, city water and sewage. Property has an additional city lot on the east

PERSONAL PROPERTY ITEMS

stack chairs, Kimble Grand piano, Tama drum set, Segull guitar, sacred oak desk, child's wooden chairs, large desk, Pevey AMP, XR600 Pevey mixer, Pevey speaker system, long oak tables, folding chairs and tables, Stihl leaf blower, push lawn mower, stack chairs, 12 ft fiberglass step ladder, water dispenser



OWNER Board of Trustees of Cornerstone Pentecostal Church of God, Inc
John Henson, Carl Bowling

PERSONAL PROPERTY TERMS: All sold "as is, where is" with no guarantees. Payment made on auction day with cash or good check with proper I.D. Announcements made auction day take precedence over any previous notification. Not responsible for accidents or loss of property. ID required to register for buyer's number. **REAL ESTATE TERMS:** Come prepared with pre-arranged financing and be capable of paying cash at closing. Property sells "AS IS" with no contingencies or inspections. Bidders shall rely on their own inspection and not upon any description of the auctioneer, owner or agents. Auctioneer and Real Estate Company are working for the seller only. All decisions of the auctioneer are final. Purchase contract to be written immediately following the final bid. **DEPOSIT** required day of the auction for property purchased: \$5,000.00 (NON-REFUNDABLE). Certified/cashier check (payable to Buyer), to be deposited in the escrow account of Mike Brown and Associates, LLC. Closing for property will be on or before FEBRUARY 20, 2020. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is *non-refundable*. Seller will furnish a good deed at closing at Title Company. Any other terms and conditions will be announced day of auction and will take precedence over printed material. Taxes pro-rated to day of closing. Pre-Approval letter is required for bidding on property.

3% Realtor co-op on property, co-op registration form must be completed and submitted to mike@mikebrownauctioneer.com no later than January 9, 2019 10AM to Mike@MikeBrownAuctioneer.com. Please call 513 532 9366 to verify receipt

Disclaimer: All information contained herein is believed to be accurate but not warranted. No warranties expressed or implied, subject to all easements, restrictions, zoning, covenants and other matters of record. All measurements are approximate and not guaranteed. Any home built prior to 1978, could fall under the Lead Base Paint Law. Any potential bidder may conduct lead paint tests 10 days prior to sale at buyer's expense.

Mike Brown & Associates LLC, AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

www.MikeBrownAuctioneer.com

Agent with United Realty Home Connections

