

TWO MIXED USE COMMERCIAL/ RETAIL BUILDINGS SELLING SEPARATELY

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TUESDAY, AUGUST 30 – 11 AM

4134 Park Avenue

4117 – 4137 Main Avenue

Ashtabula, Ohio USA

Kinnunen Realty, Inc, Owner

LENDER ORDERED AUCTION

Auction will be held at the Hampton Inn Ashtabula, Exit 223 off I-90!

PROPERTY 2 — 23,415 SQ. FT. MIXED USE RETAIL BUILDING – 6 STOREFRONTS



Location: Ashtabula is 50 miles NE of Cleveland, 65 miles NE of Akron & 145 miles NE of Toledo on I-90.

BROKER PARTICIPATION: Broker Participation is welcome but not required. A 1% commission will be paid to the licensed broker who, 1 hour prior to the start of the auction, registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she hold an interest, is not entitled to a commission.

REAL ESTATE TERMS: 10% Buyer Premium. Persons must show \$10,000 Certified Deposit per Property at time of registration to obtain a bidding number. \$10,000 Certified Deposit per Property due on day of Sale. If the deposit is less than 10%, an additional deposit is due within 2 business days to bring the total non-refundable deposit amount to 10%. Balance due at closing within 30 days. Attorney Jeffrey Ford, Andrews & Pontius, LLC is overseeing the closing. Selling Subject to Seller & Lender Approval. Real Estate is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction takes precedence over any material published about this event. Valid Government Issued Photo ID required to obtain bidding number. Subject to Prior Sale.

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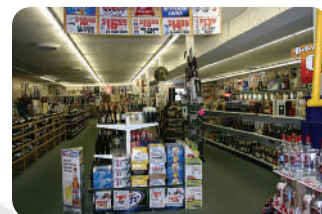


TUESDAY, AUGUST 30 – 11:00 AM

Two Commercial/Retail Buildings Selling Separately **Excellent Owner/Operator Opportunity!**

Property #1: 4134 Park Avenue

*5,600 Sq. Ft. Single Tenant Office Building on .525 Acres
Built in 1998 • Great Curb Appeal • Single Story w/ Basement
Former Snodgrass Accounting Building • Brick Facade • Zoned
Prospect Road Commercial Corridor • Off Street Paved Parking Lot
Conference Room with Fireplace • Individual Offices
Reception/Lobby • Break Room/Kitchen • Move-In Condition*

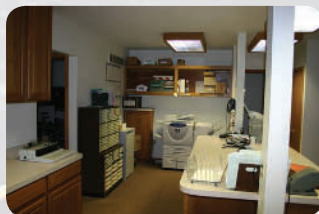


Property #2: 4117 - 4137 Main Avenue

*23,415 Sq. Ft. Mixed Use Retail Building on 1.242 Acres
6 Separate Tenant Spaces with Individual Entrances
7,669 Sq. Ft. at 4117 - 4121 Main Avenue: Tattoo Parlor & former
Pathfinder Mortgage • 9,604 Sq. Ft. at 4125 - 4127 Main Avenue:
Slappy's Spirits Snacks and Songs & Teen Center
6,142 Sq. Ft. at 4137 Main Avenue: Former Edward Jones &
Vacant Store • Zoned Prospect Road Commercial Corridor*



Main & Park Avenue Frontage
Angled On Street & Off Street Parking • City Utilities
Commercial Area Neighboring Walgreens, VFW & Medical Offices



INSPECTIONS: Monday, August 1 12:00 – 5:00 PM Monday, August 29 12:00 – 5:00 PM
Tuesday, August 30 8:00 – 10:00 AM Other times by appointment.

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

**Lender
Ordered
Sale!**

MAAS
companies inc

Maas Companies of Ohio Inc
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Rochester, Minnesota