

LIVE REAL ESTATE AUCTION

DEC.
5TH

ON SITE AUCTION: THURSDAY, DEC 5TH, 2024 AT 11:00 AM
REGISTRATION BEGINS AT 10:00 AM

OWNERSHIP ORDERS IMMEDIATE SALE!

ST. JOHN'S UNITED CHURCH OF CHRIST
68 PARK AVE., EAST, MANSFIELD, OH 44902

OFFERED WITH A PUBLISHED RESERVE OF ONLY \$25,000!

ON-SITE INSPECTIONS: TUESDAYS, NOVEMBER 12, 19 & 26 FROM 10:30 AM TO 12:00 NOON
CERTIFIED OR CASHIER'S CHECK REQUIRED TO BID: \$5,000



This magnificent Church property was originally built in 1912 with the Parish Hall addition in 1954. The property consists of approximately 35,000 SF and has a full basement. Sanctuary pew seating is 400+ with amazing stained glass throughout. Included is an amazing pipe organ valued at over \$900,000. All basement rooms are finished for "move-in ready" status as space can be reassigned with little regard for renovation. All basement rooms are large and well lit. The Parish Hall kitchen complies with Health Department regulations for licensing a commercial kitchen. Parish Hall kitchen has large capacity appliances for food storage and ample island and counter space for food preparation. Kitchen also has a large pass-through opening with counter space for serving food into the fellowship room. Hallway outside the kitchen has large storage rooms for dinnerware, eating utensils, and canned and dry food storage. There is a 32-car parking lot included as well as plenty of street parking.

Architectural features of both exterior and interior spaces are unique and are no longer easily found in modern day construction as these features are often considered too expensive to install today. Sanctuary and entry Narthex are exemplified by extensive fine woodwork craftsmanship and prolific use of stained-glass art. The building is located in a highly visible location one block east of the Town Square in the middle of the Central Business District that includes exceptionally high traffic counts. Parish Hall was completely renovated and updated to comply with building codes and regulations in 1986 at a cost of \$350,000 (in 1985-dollar value).

Current congregation would be a candidate as a lessee to continue using the building as a worship center. Other small congregations might also be candidates to lease space for worship and program activities. This is a terrific opportunity for continued use as a church or a variety of possible alternative uses.

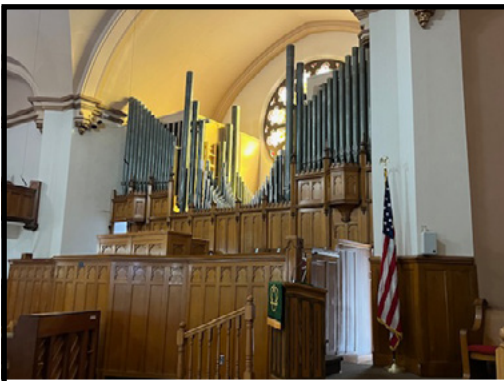
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FOR ADDITIONAL INFORMATION,
BROCHURE & TERMS, CALL:

216.861.7200



TERMS OF SALE FOR DECEMBER 5TH, 2024 REAL ESTATE AUCTION

REQUIREMENTS OF THE HIGH BIDDER. The High Bidder on the property will be required to immediately tender the required certified or cashier's check or cash in the amount of \$5,000 made payable to **Guardian Title and Guaranty Agency, Inc.**, as Escrow Agent ("Escrow Agent") located at 7550 Lucerne Drive Suite 310, Middleburg Heights, OH 44130, Attn.: Gayle Jonas, telephone: 216-898-4933 and sign the Real Estate Purchase Agreement.

AUCTION PROCEDURE. The property is offered **With Reserve. Published Reserve Price of \$25,000.**

*THE PROPERTY IS OFFERED ON AN "AS-IS, WHERE-IS" BASIS WITH ALL FAULTS AND WITH NO REPRESENTATIONS OR WARRANTIES BY SELLER.

The authorized signatory of the Seller will be at the auction. The final high bid will be accepted at the time and place of the auction.

CLOSING DATES. This sale shall close on or before 12:00 Noon on January 10, 2025, at the Offices of the Title Company at which time Purchaser shall pay the balance of the Purchase Price. Time is of the essence.

BUYER'S PREMIUM. The sale at auction will provide that the Purchaser pay to the Seller as part of the total purchase price a 10% premium (fee) of the high bid or offer price: The buyer's premium will be added to the high bid or offer price in the Real Estate Purchase Agreement to determine the Total Purchase Price. Financing, if any, is calculated on the Total Purchase Price.

AGENCY DISCLOSURE. Hanna Commercial, Chartwell Auctions, LLC (DBA Chartwell Real Estate Auctions), Michael Berland, OH Auctioneer, ("Brokers/ Auctioneer(s)") and all parties associated with Brokers /Auctioneers, represent the Sellers in this sale.

BROKER PARTICIPATION. A referral fee equal to 2.00% of the High Bid Price will be paid by the seller from the seller's proceeds of sale to the Real Estate Broker acting as a buyer broker, who's Client pays for and closes on the property. To qualify for the referral fee, the real estate agent must: (a) be a licensed real estate broker who will abide by the Association of Realtors Code of Ethics; (b) register the Client by fax: 216-861-4672, attn.: Mike Berland, on company letterhead, and confirm the buyer-broker arrangement (Registration) with the Broker, Auctioneer prior to November 28, 2024, (c) inspect the property with their prospect; and (d) attend the auction and bid with or for the Client. All Registrations accepted will be acknowledged by Auctioneer. Each participating broker must bring their written acknowledged Registration to the auction for verification. No Broker will be recognized on a Client who has previously contacted or been contacted by the Seller, their representatives or Auctioneer. Referral fees will be paid upon closing by Seller and receipt of all commissions by Auctioneer. No referral fees will be paid by the Seller, if the broker, the broker's agents, or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be no exceptions to this procedure and no oral Registrations will be accepted. Brokers are hereby notified that the Seller has provided a dual commission arrangement for the sale of the property.

DISCLAIMER: The information contained herein is subject to inspection and verification by all parties relying on it. This sale is being conducted subject to the Terms of Sale and the Real Estate Purchase Agreement. No liability for its inaccuracy, errors or omissions is assumed by the seller or broker/auctioneer. **ALL ACREAGE, SQUARE FOOTAGE, AND DIMENSIONS ARE APPROXIMATE.** This offering may be withdrawn, modified, or canceled without notice at any time. Property is subject to prior sale. This is not a solicitation or offering to residents of any state or jurisdiction where prohibited by law.

***ATTENTION SELLERS: TO INCLUDE YOUR PROPERTY IN A CHARTWELL REAL ESTATE AUCTION, CALL MIKE BERLAND (312) 617-8760**



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