

# NORTHEAST OHIO PREMIER REAL ESTATE AUCTION

SEPT  
17

**ATTENTION INVESTORS, BUILDERS, DEVELOPERS, & BUSINESS OWNERS!**  
6 PROPERTIES OFFERED WITH BELOW-MARKET PUBLISHED RESERVE PRICES

## Authentic Irish Bed & Breakfast | Painesville, OH



**47 Mentor Ave., Painesville, OH 44077**

**OFFERED WITH A PUBLISHED  
RESERVE PRICE OF ONLY \$175,000!**

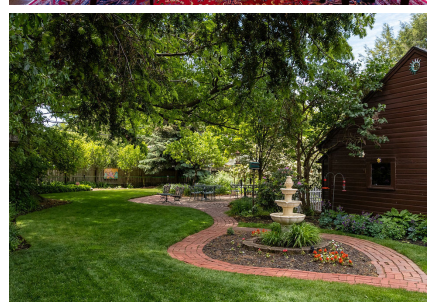
Once a doctor's office, this has been turned into an authentic Irish bed and breakfast with 6 bedrooms and 5.5 bathrooms.

Turnkey opportunity with the furniture, fixtures and most décor included. Most bedrooms offer their own private bath each equipped with smart TVs, refrigerators, extra linens, toiletries and Wi-Fi.

The common areas include a gourmet kitchen with SS appliances and cherry cabinets. The formal dining room has a cherry table, china cabinet, server and corner curio. The foyer and living room have the original lead glass windows with vaulted and beamed ceilings, marble threshold and windowsills, Queen Anne style furniture and a large stone wood burning fireplace.

Enjoy the heated sunroom year-round. Watch the ducks swim in the park-like fenced yard. A landing up the turret offers a nice relaxing nook. The owner's suite is in the lower level, has a bath, fireplace, living area, laundry room with washer and dryer, workshop, two extra freezers, an extra refrigerator and wine closet with storage. A 2-car garage has storage area behind. Steps from Lake Erie College.

**CASHIER'S CHECK REQUIRED TO BID: \$20,000**  
**2020 TAXES: \$5,306**



**OPEN HOUSES: SUNDAYS, AUGUST 22, 29 &  
SEPTEMBER 12 FROM 1:00 PM TO 3:00 PM**

**AUCTION – FRIDAY SEPTEMBER 17, 2021 AT 11:00 AM WITH REGISTRATION BEGINNING AT 10:00 AM.**  
**AUCTION LOCATION – HOLIDAY INN – 6001 ROCKSIDE ROAD, INDEPENDENCE, OH 44131**

 **CHARTWELL**  
REAL ESTATE AUCTIONS  
CHARTWELLAUCTIONS.COM

**VIEW DRONE FOOTAGE & PHOTOS  
ON [CHARTWELLAUCTIONS.COM](https://www.chartwellauctions.com)**

**FOR ADDITIONAL INFORMATION  
& TERMS, CALL:**

**216.861.7200**

HANNA COMMERCIAL • MICHAEL BERLAND, AARE, OH AUCTIONEER





**1.89 Acres | 317 Highland Road, Macedonia, OH 44056**

**OFFERED WITH A PUBLISHED  
RESERVE OF ONLY \$220,000!**

1.89 Acres zoned B-4. Terrific highway business district location. Ideal development opportunity for a variety of possible commercial uses. Located near the intersection of Highland Rd and SR-8 and close to I-271, I-480 & I-80 (Ohio Turnpike).

**CASHIER'S CHECK REQUIRED TO BID: \$25,000**  
**2020 TAXES: \$1,734**



**2.58 Acres | Fishcreek Road & Sowul Boulevard, Stow, OH 44224**

**OFFERED WITH A PUBLISHED  
RESERVE OF ONLY \$230,000!**

2.58 Acres zoned C-3. High traffic, corner property on the corner of Fishcreek Road & Sowul Boulevard, just south of the Hudson border.

This neighborhood has a median household income over \$80,000. Major area employers boast over 25,000 employees within a 3-mile radius.

This is an excellent development opportunity for a variety of possible commercial uses.

**CASHIER'S CHECK REQUIRED TO BID: \$22,500**  
**2020 TAXES: \$7,024**



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# 1,985 SF Leased Professional Office Condo | Middleburg Hts., OH

**OFFERED WITH A PUBLISHED  
RESERVE OF ONLY \$98,500!**

7055

**7055 Engle Road, Unit #502, Middleburg Heights, OH 44130**

Solid brick-constructed, one-floor, private-entranced building. Currently rented at \$2,600/month NN. Meticulously maintained and beautifully decorated. Immediate highway access (½ mile from I-71 Bagley Road Exit) minutes from Cleveland Hopkins Int'l Airport. Terrific opportunity for investor or small business user. Free and clear title!

**CASHIER'S CHECK REQUIRED TO BID: \$10,000 | 2020 TAXES: \$5,726**

**ON-SITE INSPECTIONS:**

**WEDNESDAYS, AUGUST 25,  
SEPTEMBER 1 & 8**

**FROM 1:00 PM TO 2:30 PM**

## Side-by-Side Residential Duplex | Bedford, OH

**OFFERED WITH A PUBLISHED  
RESERVE OF ONLY \$140,000!**



**347-349 W. Grace Street, Bedford, OH 44146**



Great investment/rental opportunity. One-level ranch duplex. 347 Grace has 3 bedrooms & 2 baths while 349 Grace has 2 bedrooms & 2 baths. Each unit features living room with fireplace, kitchen, 2-car attached garage and private walk-out patio. Brand new power lines to property and separately metered. Located on a corner lot 145' x 138'.

**CASHIER'S CHECK REQUIRED TO BID: \$6,000 | 2020 TAXES: \$5,200**

**OPEN HOUSES:**

**WEDNESDAYS, AUGUST 25,  
SEPTEMBER 1 & 8**

**FROM 10:00 AM TO 12:00 PM**



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& TERMS, CALL:**

**216.861.7200**



**Chartwell Real Estate Auctions**

1350 Euclid Avenue, Suite 700

Cleveland, OH 44115

216.861.7200 / Fax: 216.861.4672

ChartwellAuctions.com

Michael Berland AARE, OH Auctioneer

## Residential Duplex Opportunity | Akron, OH

**OFFERED WITH A PUBLISHED  
RESERVE OF ONLY \$10,000!**



**2324 22nd Street SW, Akron, OH 44314**

Two-family, two-story 1,344 SF duplex home with 8 rooms, 2 bedrooms and 2 full baths. Terrific investment opportunity, ideal for rental units or multi-generational families.

**OPEN HOUSES: TUESDAYS, AUGUST 24, SEPTEMBER 7 & 14 FROM 1:00 PM TO 2:30 PM**

**CASHIER'S CHECK REQUIRED TO BID: \$2,500 | 2020 TAXES: \$937**

**AUCTION – FRIDAY, SEPTEMBER 17, 2021 AT 11:00 AM**

REGISTRATION BEGINNING AT 10:00 AM

**AUCTION LOCATION – HOLIDAY INN:**

6001 ROCKSIDE ROAD, INDEPENDENCE, OH 44131

**FOR TERMS AND BIDDING PACKET PLEASE FILL OUT THE INFORMATION BELOW  
AND EMAIL TO SHAYNE MCCASLIN: SHAYNEMCCASLIN@HOWARDHANNA.COM**

Please fill in all information on the form below. Generally the packet contains: (1) property overview; (2) property disclosures; (3) real estate taxes; (4) legal description; (5) demographics and traffic counts; (6) permitted title exceptions; (7) purchase & sale agreement; (8) terms of sale; (9) and other pertinent information regarding the respective property. Mail, fax or E-mail to: Shayne McCaslin, 1350 Euclid Ave., Suite 700, Cleveland OH, 44115. If fax to: 216-861-4672. If e-mail to shaynemccaslin@howardhanna.com.

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State/Province: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail Address: \_\_\_\_\_