



BOARD OF COUNTY COMMISSIONERS

WARREN COUNTY, OHIO

406 Justice Drive, Lebanon, Ohio 45036

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TOM ARISS

PAT ARNOLD SOUTH

DAVID G. YOUNG

PUBLIC AUCTION

December 2, 2013

**PUBLIC AUCTION – SALE OF PROPERTY LOCATED AT 903 N BROADWAY,
LEBANON, OHIO**

Public Auction was held at 9:55 a.m. this 2nd day of December and no bids were received, opened and read aloud for the Sale of Property located at 903 N. Broadway, Lebanon, Ohio for the Warren County Commissioners Office:

cc:

Bid File

OMB

Water / Sewer (file)

903 North Broadway Street, Lebanon, Ohio 45036



SUMMARY OF SALIENT FACTS:

LOCATION:	903 North Broadway Street, Lebanon, Ohio 45036 (Parcel #08014790210)
OWNER OF RECORD:	Warren County Water Department
LAND AREA:	0.62-Acre
IMPROVEMENTS:	One-Story Office Facility
BUILT:	1961
ESTATE UNDER APPRAISEMENT:	Fee Simple Estate
OCCUPANCY:	Vacant
ZONING CLASSIFICATION:	PO; Professional Office District
PRESENT USE:	Office Facility
AS IS ESTIMATED VALUE BY THE DIRECT SALES COMPARISON APPROACH:	\$155,000.00
AS IS ESTIMATED VALUE BY THE INCOME APPROACH:	\$150,000.00
FINAL AS IS MARKET VALUE OPINION:	\$155,000.00
EFFECTIVE DATE OF REPORT:	July 3, 2013

SITE ANALYSIS:

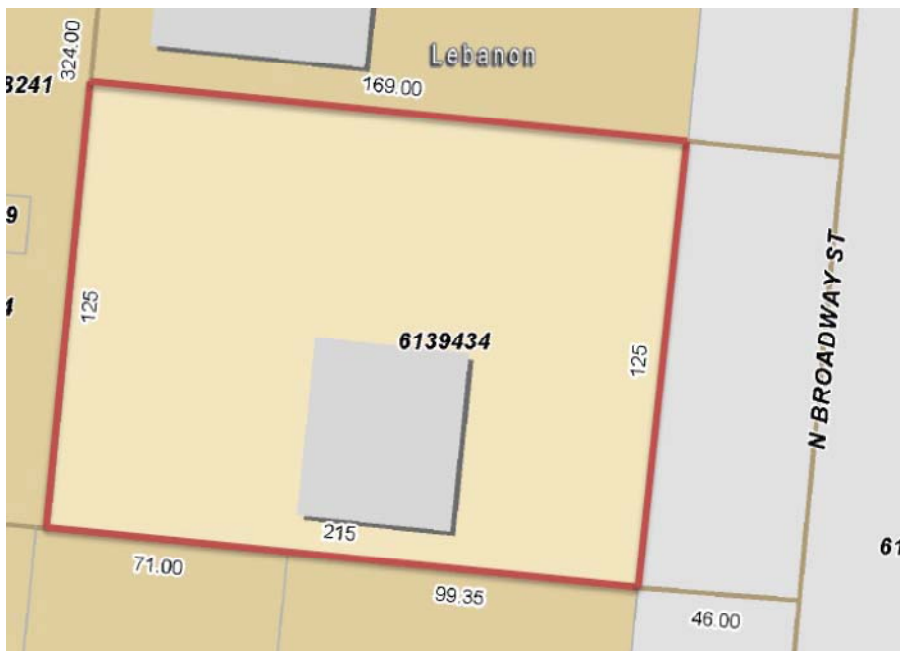
SIZE:	0.62-Acre
FRONTAGE:	Approximately 125 feet along the west side of Broadway Street
UTILITIES:	Electric, public water, sanitary sewer, natural gas, and telephone
STREET ACCESS:	<ul style="list-style-type: none">a. Surface Asphalt - 9.29 parking spacesb. Maintenance Publicc. Storm Sewer Yesd. Curb/Gutter Yese. Sidewalk Yesf. Street Lights Yes
TOPOGRAPHY:	The topography of the site is basically level to gently sloping. There are no known soils or sub-soil conditions that would adversely affect the development of the site.
VIEW:	Average – Predominantly commercial and residential uses
SIZE:	Typical for the present use. The land to first floor building coverage ratio is 7.17%. This coverage ratio is somewhat low when compared to similar uses.
DRAINAGE:	Satisfactory
SHAPE:	Basically Rectangular
FLOOD AREA:	Warren County, and incorporated areas; Panel #39165C0129E, Zone X, Dated 12/17/2010
ZONING:	PO; Professional Office District

SITE COMMENTS:

The subject site is located along the west south side of Broadway Street /State Route 48 and consists of approximately 0.62-acre. The visibility of the site is considered to be average. The ingress and egress is considered to be good as the site has one curb cut along Broadway Street.

Improvements As Is:

TYPE AND DESIGN:	One-story office facility
GENERAL QUALITY:	Average
AGE:	1961 - 52 Years
FOUNDATION:	Poured Concrete
FRAMING:	Masonry
FLOOR STRUCTURE:	Wood joists and decking
FLOOR COVER:	Vinyl composition and carpet
CEILING:	Acoustical ceiling tiles
NO. FLOORS ABOVE GRADE:	One
INTERIOR CONSTRUCTION:	Masonry and wood framing
WALL COVERING:	Wood paneling, painted concrete block and some drywall
PLUMBING:	1 restroom – First Floor 1 restroom – Basement
HVAC:	Gas forced air with central AC
ELECTRICAL:	30 KVA
LIGHTING:	Fluorescent
EXTERIOR WALLS:	Brick veneer
WINDOWS:	Aluminum frame single pane units
DOORS:	Aluminum frame glass and wood entry units
ROOF STRUCTURE:	Steel bar joists and decking
ROOF COVER:	Rolled roofing
GENERAL CONDITION:	Average/Fair
GROSS BUILDING AREA:	1,937 SF



Property will be sold at Public Auction on Monday, December 2, 2013 at 9:55 a.m. prior to the Warren County Sheriff's Sale. Auction will take place at the Warren County Administration Bldg, 406 Justice Drive, Lebanon Ohio 45036

Inspection of the real property (including the Building) and/or location information may be scheduled or obtained by calling Warren County Facilities Management, (513) 695-1463 or by email to facilities@co.warren.oh.us.

Professional Office Bldg, located at 903 North Broadway, Lebanon, Ohio 45036 (parcel #08-01-479-021-0), will be sold by Public Auction on Monday, December 2, 2013. The Auction will begin at 9:55 a.m., prior to and not associated in any way with the regularly held Warren County Sheriff's Sale in Room 128A of the Warren County Administration Bldg., 406 Justice Drive, Lebanon, Ohio 45036,

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The real property is being offered "AS IS" and WHERE IS" with no express or implied warranty as to its condition or its fitness for any particular purpose or use. All due diligence on the part of the successful bidder relating to physical and legal matters must be completed by the date and time of auction.

Subject to the following reserve, the highest responsible bidder's bid will be conditionally accepted on the date of the auction but subject to final acceptance by the Board of Warren County Commissioners at their next regularly scheduled meeting after the auction. A minimum bid of \$90,000 has been placed on this property.

Terms of the auction are a non-refundable deposit of 10% of the purchase price which shall be paid in cash, cashier's or bank certified check payable to the Warren County Board of Commissioners and delivered to its Clerk, Tina Osborne at the time of sale which will be credited toward the purchase price upon satisfaction of the terms herein. The 90% balance must be paid in full in the form of cash, cashier's or bank certified check payable to the Warren County Board of Commissioners no later than 5 business days following acceptance of the bid by the Warren County Board of Commissioners by delivering such payment to its Clerk Tina Osborne, at 406 Justice Drive Lebanon Ohio 45036. The successful bidder will receive a limited warranty deed for the real property and a completed exempt conveyance fee statement upon payment of the purchase price in full per the terms herein. The successful bidder shall be solely responsible for completing the transfer and recording of the said deed and bearing the transfer tax and recording cost.



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By order of the Board of County Commissioners, Warren County, Ohio.

Tina Osborne, Clerk