

Another Bambeck Auctioneers Inc. Real Estate

AUCTION

July 15, 11:00 AM

Directions: Take I-90 40 miles east of Cleveland to Exit 212, take SR 528 North 1/4 mile, then left onto Water Tower Drive, go 1/4 mile to the auction site - Lakeland Community College on left.

6 Interstate Commercial Sites
40 Acres Total
Water Tower Drive, Madison OH 44057
Lake County

Property Lines Are Considered Approximate



AUCTION SITE: Lakeland Community College, 201 Water Tower Dr., Madison OH 44057

I-90 Exit 212 at SR 528 Interchange

TERMS OF SALE: High bidder(s) to deposit the amount set forth below for each parcel purchased upon conclusion of the auction by Official Bank Cashier's Check made payable to Bambeck Auctioneers Inc. Balance is due at closing.

Parcel #	Acreage	Minimum Bid Per Acre	Deposit
1.	4.332	\$69,000.00	\$30,000.00
2.	3.200	\$69,000.00	\$22,000.00
3.	4.682	\$67,000.00	\$30,000.00
4.	2.000	\$57,000.00	\$12,000.00
5.	4.191	\$57,000.00	\$24,000.00
6.	21.658	\$47,000.00	\$100,000.00

5 Building Sites with All Utilities available. Development Plans for Phase II on the 21.658 acre site are available.

Situated along I-90 at State Route 528 in the Village of Madison, Lake County, Ohio. 12 Miles east of Quail Hollow Resort and Lake Heath's new TriPoint Medical Center Four-story, 300,000 square-foot hospital and 6 miles west of the new \$100 MM GaREAT Sports Complex. Madison area businesses include Walmart Supercenter, Giant Eagle, Marc's, Walgreens, Rite Aid, Dollar General, McDonald's, Wendy's, Pizza Hut, Domino's, Blockbuster Video, and several area Wineries.

Zoned B4 Interstate Business District.

Lake County Real Estate Parcel No's.:
02A0020000190, 02A0020000210

Auction Conducted In Cooperation With:



www.globalcommercialre.com

For Information Regarding This Property, call Paul Bambeck, Bambeck Auctioneers Inc., 330-260-0191 or Neil Sawicki, Global Real Estate Advisors Inc., 440-255-5552. Or visit our web sites.

Auction Managed & Conducted By:



www.bambeck.com