

# For Sale

1701 Mills Avenue  
Cincinnati, OH 45212

Public Auction: Tuesday, September 16<sup>th</sup> – 11:00 AM



## PROPERTY HIGHLIGHTS

- 17,430 s.f. Total available + 19' x 175' pole barn/storage
  - Approximately 8,230 s.f. warehouse
  - Approximately 4,600 s.f. office
  - Approximately 4,600 s.f. garage
- Fenced in land and parking lot
- Flexible use for Contractor Business, Artisan, Office/Warehouse, Personal Storage or Redevelopment
- Central location

For additional information or to register for the auction, please contact:

Josh Gerth  
Vice President  
+1 513 252 2178  
[Josh.gerth@am.jll.com](mailto:Josh.gerth@am.jll.com)

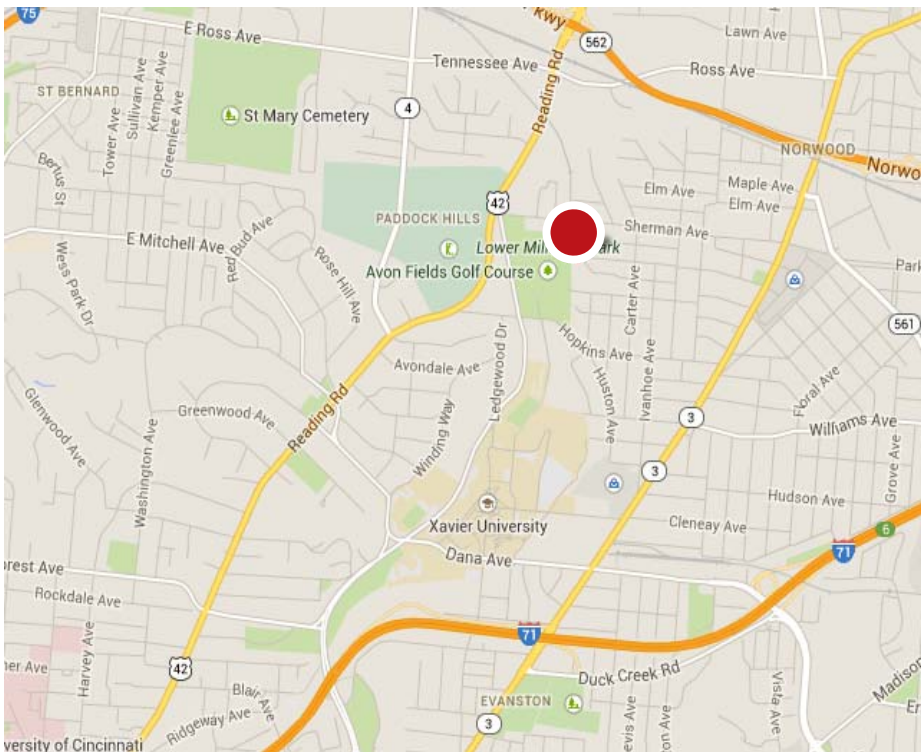
# Photographs







1701 Mills Avenue



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Vice President  
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[Josh.gerth@am.jll.com](mailto:Josh.gerth@am.jll.com)



## (2) ADJOINING PARCELS W/ COMMERCIAL BUILDINGS TUESDAY, SEPTEMBER 16, 2014 – 11:00 AM

**Owner:** Mills Avenue Properties, LLC

**Parcel #1:** 1701 Mills Avenue, Cincinnati, OH 45212  
**Parcel #2:** 1701 Lincoln Avenue, Cincinnati, OH 45212

**Zoning:** R2

**Approx. Building Square Footage:**  
1<sup>st</sup> Floor Office – 50' X 53' = 2,650 Sq. Ft.  
2<sup>nd</sup> Floor Office – 50' X 39' = 1,950 Sq. Ft.  
Warehouse Area – 50' X 67' = 3,350 Sq. Ft.  
Warehouse Area – 80' X 61' = 4,880 Sq. Ft.  
New Warehouse / Garage – 40' X 115' = 4,600 Sq. Ft.  
Wood Shed / Pole Barn – 19' X 175' + 3,325 Sq. Ft.  
All building sizes are approx. measurements

**Lot Size:**  
1701 Mills Ave. – 0.821 Acres  
1701 Lincoln Ave. – 0.627 Acres

**Electric & Gas:** Duke Energy: Single & 3-Phase Electric

**Sewer / Water:** Greater Cincinnati Water Works

**Parcel Numbers:**  
1701 Mills Ave. – 651-0049-0339-000  
1701 Lincoln Ave. – 651-0019-0329-000

**Taxes per year:**  
1701 Mills Ave - \$12,628.25  
1701 Lincoln Ave. - \$882.33

**Features** Paved lot, Perimeter fencing, Overhead doors, Dock doors, Refurbished office space.

\* Not included in the sale of the real estate: Any machinery and equipment sold at the auction on September 16, 2014.



**(2) ADJOINING PARCELS W/ COMMERCIAL BUILDINGS**  
1701 Mills Avenue & 1701 Lincoln Avenue, Cincinnati, Ohio 45212  
**Tuesday, September 16, 2014 @ 11:00 AM**

**REAL ESTATE TERMS OF SALE**  
**SOLD SUBJECT TO CONFIRMATION OF OWNERS**

1. The Property being sold on an "as is", "as inspected" basis. The Auctioneer, Broker or Owner makes no warranty or guarantee, expressed or implied, as to the condition of the property and its improvements, or its fitness for use for any purpose. Purchasers are relying upon their own examination for its physical character and condition and not upon any representations made by any agents involved, unless such representations are made in writing.
2. The property will be sold subject to the confirmation by the Owner. The Owner will have forty eight (48) hours to accept or reject the high bid.
3. The high bidder will be required to post a \$10,000.00 deposit and sign a "Contract To Purchase" at the time of knock down by the Auctioneers. The down payment will be applied to the contract purchase price at the closing and will be held in the trust account of JLL – Jones, Lang, Lasalle, or the designated escrow agent for the Owner.
4. The balance of the purchase price must be paid in cash at the closing within sixty (60) days of auction. The closing will be on or before November 16, 2014 at a place to be designated by the Owner. The Owner will present the successful bidder with a Warranty Deed at the closing. The closing date may be extended for 30 days at the option of the Owner. Occupancy to be given upon closing.
5. This property will be conveyed by general warranty deed at closing. The property is selling free and clear, with no liens or encumbrances except restrictions and easements of record, and those, if any, not as yet recorded.
6. All taxes will be prorated to the date of closing.
7. Auctioneer/Broker hereby acknowledges that they represent the seller. The Buyer must execute an "Agency Disclosure Statement". Buyer has read and understands the attached "Consumer Guide to Agency Relationships."
8. A 2% Brokers Co Op Fee will apply for all Real Estate Agents representing a buyer that registers with JLL – Jones, Lang, Lasalle prior to the auction.
9. The seller shall be responsible for all transfer taxes, deed preparation fees, mortgage releases, and guarantees to convey a good and marketable title.
10. Buyers shall be responsible for mortgage preparation fees and recording fees.
11. A 8% Buyer's Premium will be added to the top bid price, to determine the Contract Price.
12. Not included in the Sale of the Real Estate: Any Machinery and Equipment sold at the Auction on Sept. 16, 2014.

I HAVE READ, UNDERSTAND AND AGREE TO THE ABOVE LISTED TERMS AND CONDITIONS OF AUCTION/SALE.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ TELEPHONE \_\_\_\_\_ FAX \_\_\_\_\_

WITNESS: \_\_\_\_\_ DATE: \_\_\_\_\_

**Jeffrey L. Luggen - Auctioneer**  
2020 Dunlap Street Cincinnati, Ohio 45214 - (513) 241-9701

**Joshua Gerth – Agent**  
**JLL – Jones, Lang, Lasalle - Broker**  
312 Walnut Street, Cincinnati, Ohio 45202 - (513) 252-2178