

AUCTION

THURSDAY, JUNE 27, 2024, 12:00 PM



REAL ESTATE



27-UNIT APARTMENT COMPLEX

Union Twp.,
Muskingum County,
East Muskingum LSD

175 FRIENDSHIP DR., NEW
CONCORD, OH 43762

LIVE AUCTION WITH ONLINE BIDDING



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accurate but not guaranteed.
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REAL ESTATE

Exciting opportunity! 3 building apartment complexes on 5 acres. Great income potential. Sellers have owned for 23 years and are ready to retire. Many long-term tenants, currently 100% occupied with a waitlist. All buildings 2-story brick with outside entry and paved parking lot.

BUILDINGS CONSIST OF:

- **175 Friendship Dr. (West Bldg.):**

11 total units. (4) 2-story townhouses with 2 bedrooms and one and a half baths. (6) two-bedroom, one-bathroom apartments. Lower-level features coin-laundry/utility room and one bed, one bath apartment.

- **175 Friendship Dr. (East Bldg.):**

8 total units all featuring 2 bedrooms, 1 bath, large living room, dining area and galley kitchen. Lower-level features utility room with loads of storage space.

- **12 Friendship Dr. (South Bldg.):**

8 total units all featuring 2 bedrooms, 1 bath, dine-in kitchen and large living room. Lower-level includes coin-op laundry and maintenance room.

All tenants MTM. Townhouses rent for \$840, two-bedroom units rent for \$740, making gross rents over \$240,000 per year with room to grow. Owner pays water/sewer, trash and cable. Tenants pay electric, all units have separate meters. This property is a cash cow with much to offer! Muskingum parcel #66270622000, #66270620000, #66270623000. Half year taxes are \$8,385.

TERMS ON REAL ESTATE

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be sold as an Entirety and not to be offered in separate parcels.



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