



ABSOLUTE REAL ESTATE AUCTION

**315 E. COURT STREET**

SIDNEY, OH 45365



**ABSOLUTE AUCTION**

**OFFERING TO  
HIGHEST BIDDER**

#### OFFERING SUMMARY

Lot Size: 0.22 Acres

Zoning: B-1; Local Business

Lighting: Fluorescent

#### PROPERTY HIGHLIGHTS

- BIDDING OPENS NOVEMBER 11th
- AUCTION ENDS NOVEMBER 13th at 2:00 P.M.
- BID ONLINE ONLY (See attached Auction Agreement)
- Call to schedule an appointment for preview and inspections
- Offering to the highest bidder
- Former West Central Ohio Network Office
- 2,920 SF of office with off street parking
- Office/Commercial Facility

#### EXECUTIVE SUMMARY

**TIMOTHY ECHEMANN, SIOR, CCIM**

937.492.4423

techemann@ipbindustrial.com

**INDUSTRIAL PROPERTY BROKERS, LLC**

2490 Landman Mill Road, Piqua, OH 45356

937.492.4423 | IPBindustrial.com



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## ADDITIONAL PHOTOS

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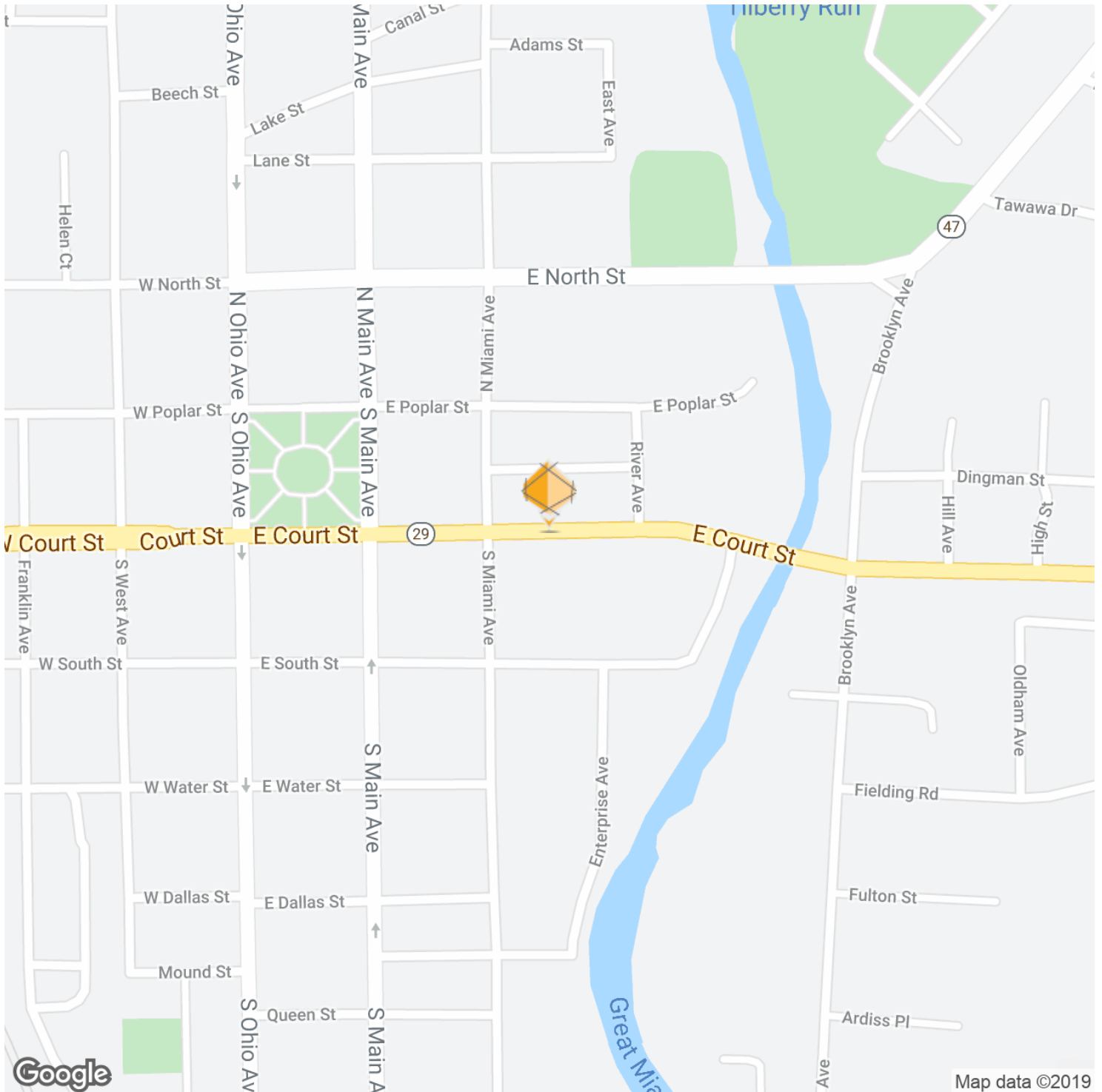
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## LOCATION MAPS

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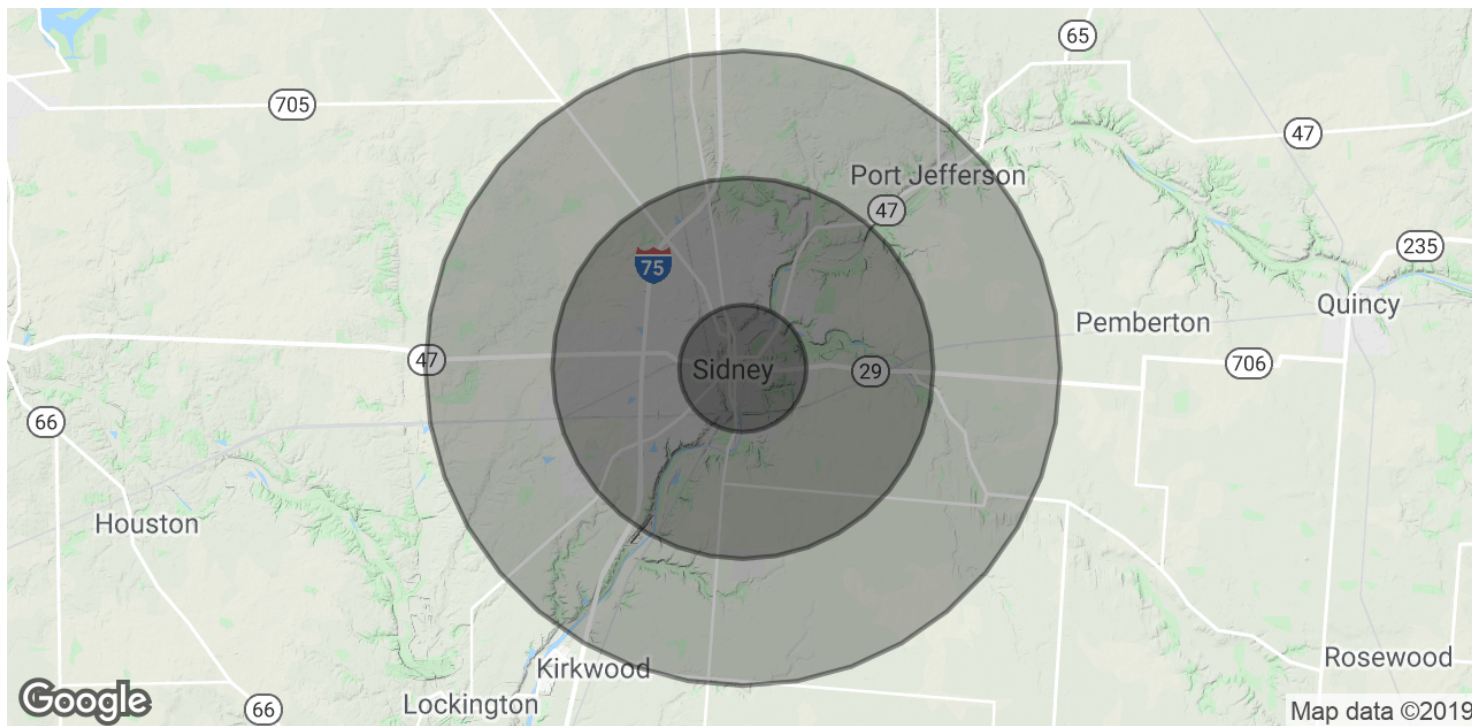
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,579	22,788	29,795
Median age	35.6	35.8	36.8
Median age (Male)	35.2	34.2	35.5
Median age (Female)	36.1	37.6	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,585	8,892	11,568
# of persons per HH	2.5	2.6	2.6
Average HH income	\$42,391	\$50,035	\$52,015
Average house value	\$142,948	\$141,937	\$141,375

\* Demographic data derived from 2010 US Census

## DEMOGRAPHICS MAP & REPORT

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