PARTNERSHIP DISSOLUTION FORCES IMMEDIATE SALE!
77,000 SF 5-STORY OFFICE BUILDING

101 S. Mercer Street, New Castle, PA 16101
OFFERED ABSOLUTE, REGARDLESS OF PRICE! SUGGESTED OPENING BID ONLY $175,000!

New Castle, PA is located 18 miles from Youngstown, OH, 50 miles from Pittsburgh, PA and 85 miles from Erie, PA. Excellent opportunity to purchase a historic, very well maintained, 4/5-story brick office building in the heart of downtown New Castle. Each 15,000 SF floor has the capability of housing dozens of offices, workspaces, conference rooms, classrooms, kitchenettes/lounges and more. Situated on 0.82± acres and boasting a commanding presence in the downtown area, the area is ripe for re-tenanting and redevelopment. Indoor, covered parking for over 100 vehicles in addition to on-site surface parking. Potential tenant uses include social services agency offices, medical facility, general professional office, educational uses, conversion to senior housing, assisted living or apartments. Incredible opportunity for the astute user or investor!

ON-SITE INSPECTIONS: THURSDAYS - APRIL 12, 19 & 26 FROM 10:30 AM TO 12:00 NOON

BLIND & VISION REHAB SERVICES OF PGH ORDERS IMMEDIATE SALE!
50,000 SF 4-STORY OFFICE BUILDING

1800 West Street, Homestead (Pittsburgh), PA 15120
OFFERED WITH A PUBLISHED RESERVE PRICE OF ONLY $225,000!

Located two (2) minutes from the I-376 (Parkway) exit at Squirrel Hill & only a few blocks away from the Waterfront Development, one of Pittsburgh’s largest entertainment/retail developments just minutes from downtown Pittsburgh. The building is situated on 0.70± acres. There are security/surveillance cameras & key fob-controlled access throughout; high-speed internet & data; newer roof (2008); updated lobby/reception area on the main level; newer boilers & HVAC rooftop units; elevator maintained & serviced; a diesel-powered backup generator; building is partially sprinklered. The property has on-site parking, & adjacent parking in the city lot next door. Perfect for use as a social services agency office, medical facility, general professional office, educational uses, conversion to senior housing, assisted living, or apartments. Spectacular opportunity for the astute user or investor!

ON-SITE INSPECTIONS: WEDNESDAYS - APRIL 11, 18 & 25 FROM 2:30 PM TO 4:00 PM

216.861.7200
CHARTWELLAUCTIONS.COM
MICHAEL BERLAND AARE, PA AUCTIONEER #AU005890, HANNA LWE, PA R.E. BROKER
OWNERSHIP ORDERS IMMEDIATE SALE
9,213 SF OFFICE BUILDING

2097 Duss Ave., Ambridge, PA 15003

OFFERED WITH A PUBLISHED RESERVE PRICE OF ONLY $120,000!

Great location just 17 miles north of Pittsburgh and strategically located off SR 65, SR 51, I-79, and I-376. Two-story plus usable basement with 3,000 SF floor plates, 20 parking spaces plus street parking on a 0.237 acre site. This metal clad/brick building has 3 phase, 480 volt electric service, and is zoned for office/retail. Terrific opportunity for the astute user or investor. Why rent when you can buy at your price?

ON-SITE INSPECTIONS: WEDNESDAYS - APRIL 11, 18 & 25 FROM 11:00 AM TO 12:30 PM

ATTENTION SELLERS!

Chartwell Real Estate Auctions is considered an industry leader with one of the most experienced auction teams in North America. We sell all types of real estate at auction including: commercial, industrial, retail, investment, multi-family, residential and land.

TO INCLUDE YOUR PROPERTY IN ONE OF OUR UPCOMING AUCTIONS, PLEASE CALL THE AUCTION TEAM AT 216-861-7200.

216.861.7200
CHARTWELLAUCTIONS.COM
MICHAEL BERLAND AARE, PA AUCTIONEER #AU005890, HANNA LWE, PA R.E. BROKER
BIKER INFORMATION PACKETS FOR MAY 3RD, 2018 REAL ESTATE AUCTION

Please fill in all information on the form below. Enclose check payable to Chartwell Real Estate Auctions in the full amount for the packet requested and mail, fax, or E-mail to: Cameron Price, OH R.E. Salesperson. You may also pay via Visa or MasterCard as above.

Attention: Cameron Price, OH R.E. Salesperson. Generally the Packet Contains: (1) property overview; (2) survey; (3) property disclosures; (4) real estate taxes; (5) legal description; (6) demographics and traffic counts; (7) permitted title exceptions; (8) purchase & sale agreement; (9) terms of sale; and (10) and other pertinent information regarding the respective property.

1. 101 S. Mercer St., New Castle, PA.................................................................................................................................$10
2. 1800 West St., Homestead, PA...........................................................................................................................................$10
3. 2097 Duss Ave., Ambridge, PA..........................................................................................................................................$10
4. 47 Acres, Conemaugh Twp., PA..........................................................................................................................................$10

Shipping & Handling ......................................................................................................................................................................$10 per packet / $25 for International Delivery

TOTAL

Name: ______________________________________________________________ Company: ____________________________
Address: ______________________________________________________________ City: ____________________________ State/Province: __________ Zip: __________
Telephone: ____________________________ Fax: ____________________________ E-mail Address: ____________________________
Signature: ____________________________ Expiration Date: ____________________________ Visa/MasterCard# ____________________________ Security Code (3 digits on back of card): __________

TERMS OF SALE FOR MAY 3RD, 2018 REAL ESTATE AUCTION

AUCTION FORMAT. All bidding is open and public. To bid during the auction, you need to raise your hand, shout out your bid or instruct an Auctioneer's Assistant to call out your bid for you.

DOCUMENT PACKAGE. A Bidder's Packet ("Packet") has been prepared for each property and must be purchased by mail, at an Off-Site Due Diligence Seminar or at On-Site Inspections in order to bid on a property.

ATTORNEY REVIEW RECOMMENDED. All information contained in this brochure and all other auction-related material, such as the Packet, should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by (1) the Real Estate Purchase Agreement to be signed at the auction, as well as by (2) announcements made from the podium prior to the commencement of bidding.

AUCTION REGISTRATION. All parties seeking to bid on a property at the auction must sign in at the registration table and show the possession of the required cashier's or certified check. All bidders will be required to sign a statement ("Bidder's Statement") prior to commencement of bidding that the bidder has inspected the property and sale documents.

REQUIREMENTS OF THE HIGH BIDDER. The High Bidder on each property will be required to immediately tender the required cashier's or certified check of:

1. 101 S. Mercer St., New Castle, PA...........................................................$17,500
2. 1800 West St., Homestead, PA...........................................................$22,500
3. 2097 Duss Ave., Ambridge, PA...........................................................$12,500
4. 47 Acres, Conemaugh Twp., PA...........................................................$5,000

made payable to Barristers Land Abstract, as Escrow Agent ("Escrow Agent") located at 1000 Gamma Drive, 4th Floor, Pittsburgh, PA 15238, Attn: Jackie Augoustidis, telephone: 412-784-3247 and sign the Real Estate Purchase Agreement. The earnest money must be increased by cashier's or certified check to a total of 10% of the total purchase price, by 4:00 PM, Thursday, May 10th, 2018 with funds delivered to the offices of the Escrow Agent.

AUCTION PROCEDURE. Each parcel is offered as follows:

1. 101 S. Mercer St., New Castle, PA: ABSOLUTE, REGARDLESS OF PRICE!
2. 1800 West St., Homestead, PA: Published Reserve Price of $225,000
3. 2097 Duss Ave., Ambridge, PA: Published Reserve Price of $120,000
4. 47 Acres, Conemaugh Twp., PA, OH: ABSOLUTE, REGARDLESS OF PRICE!

*All PROPERTIES ARE OFFERED ON AN "AS-IS, WHERE-IS" BASIS WITH ALL FAULTS AND WITHOUT REPRESENTATIONS OR WARRANTIES BY SELLER.

The authorized signatory of each Seller will be at the auction. The final high bid will be accepted at the time and place of the auction in the event the high bid is equal to or greater than the Published Reserve Price (the final high bid on parcels #1 & #4 will be accepted regardless of price). The Auctioneer reserves the right to ask for an opening bid below the Published Reserve Prices. In the event the bidding level does not reach the Published Reserve Price, the high bid offer will be considered With Reserve, Subject to Seller Acceptance. The final high bid must be irrevocable until 4:00 PM, Eastern Time, five business days after the actual date of auction.

CLOSING DATE. The property will close on or before June 7th, 2018 at the Offices of the Title Company at which time Purchaser shall pay the balance of the Purchase Price. Time is of the essence.

BUYER'S PREMIUM. Each sale at auction will provide that the Purchaser pay to the Seller as part of the total purchase price a premium (fee) equal to 10% of the high bid or offer price. The buyer's premium will be added to the high bid or offer price in the Real Estate Purchase Agreement to determine the Total Purchase Price. Financing, if any, is calculated on the Total Purchase Price.

FINANCING. These sales at auction are not offered subject to Purchasers obtaining financing.

CONDUCT OF THE AUCTION. Neither Seller, nor Auctioneer is permitted to bid at the auction. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. Announcements made from the podium supersede printed material. Auction is open to registered bidders and invited guests. In the event of a dispute between bidders, the Auctioneer shall make the final decision to accept the final bid, to re-offer and re-sell the property, or to remove the property from the auction. If any disputes should arise following the auction, the Auctioneer's records shall be conclusive.

AGENCY DISCLOSURE. Hanna LWE Commercial of Pittsburgh, PA, Hanna Commercial of Cleveland, OH, Chartwell Auctions, LLC, Michael Berland, PA Auctioneer, Robert (Mac) Biggar Jr., PA RE Broker ("Brokers/Auctioneer(s)") and all parties associated with Brokers/Auctioneers, represent the Seller in this sale.

BROKER PARTICIPATION. A referral fee equal to 2.00% of the High Bid Price will be paid by the seller from the seller's proceeds of sale to the Real Estate Broker acting as a buyer broker, whose Client pays for and closes on the property. To qualify for the referral fee, the real estate agent must: (a) be a licensed real estate broker who will abide by the Association of Realtors Code of Ethics; (b) register the Client by fax: 216-861-4672, atttn: Mike Berland, on company letterhead, and confirm the buyer-broker arrangement (Registration) with the Broker, Auctioneer prior to April 26, 2018, (c) inspect the property with their prospect; and (d) attend the auction and bid with or for the Client. All Registrations accepted will be acknowledged by Auctioneer. Each participating broker must bring their written acknowledged Registration to the auction for verification. No Broker will be recognized on a Client who has previously contacted or been contacted by the Seller, their representatives or Auctioneer. Referral fees will be paid upon closing by Seller and receipt of all commissions by Auctioneer. No referral fees will be paid by the Seller, if the broker, the broker's agents, or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be no exceptions to this procedure and no oral Registrations will be accepted. Brokers are hereby notified that the Seller has provided a dual commission arrangement for the sale of the property.

DISCLAIMER: The information contained herein is subject to inspection and verification by all parties relying on it. This sale is being conducted subject to the Terms of Sale and the Real Estate Purchase Agreement. No liability for its inaccuracy, errors or omissions is assumed by the seller or broker/auctioneer. ALL ACREAGE, SQUARE FOOTAGE, AND DIMENSIONS ARE APPROXIMATE. This offering may be withdrawn, modified, or canceled without notice at any time. Property is subject to prior sale. This is not a solicitation or offering to residents of any state or jurisdiction where prohibited by law.
Premier Real Estate Auction

Thursday, May 3, 2018 at 11:00 AM • Registration starts at 10:00 AM
Location: Doubletree by Hilton Pittsburgh | Cranberry 910 Sheraton Drive, Mars, PA 16046

Bid live or online!
Download our Chartwell Auctions app

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