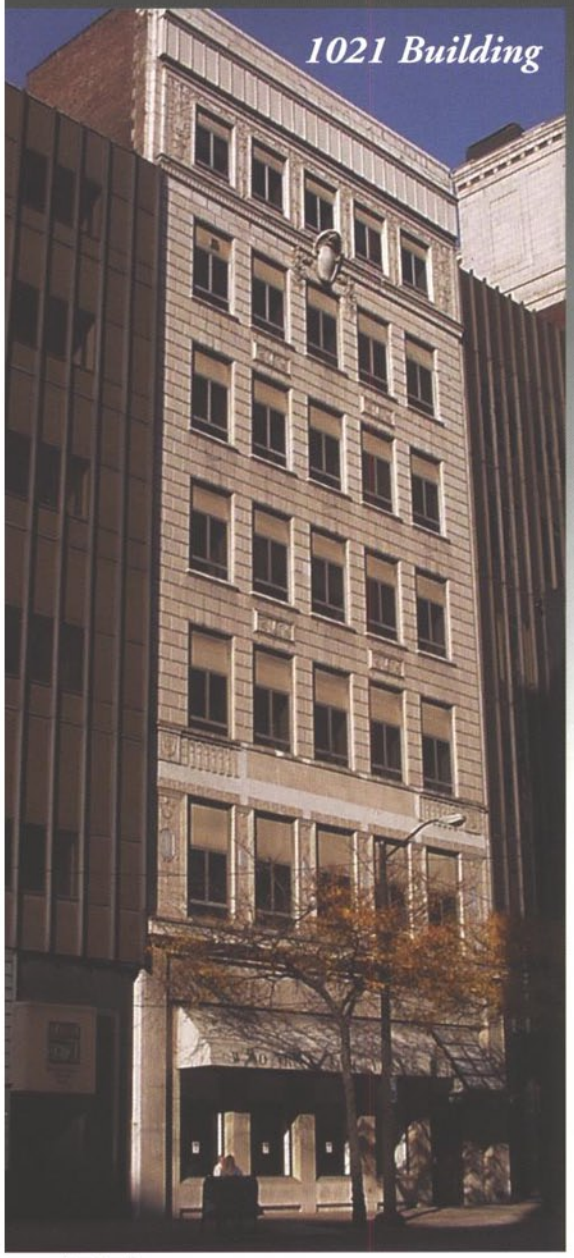
REAL ESTATE

AUCTION

BENJ. E. SHERMAN & SONS



COURT DIRECTS IMMEDIATE SALE

1021 Euclid Avenue • Cleveland, Ohio

TO BE SOLD WITHOUT RESERVE, SUBJECT TO COURT APPROVAL
CERTIFIED OR CASHIER'S CHECK REQUIRED TO BID: $35,000

PROPERTY DESCRIPTION:

Located at one of the leading intersections of the CBD at East 9th Street and Euclid Avenue, this prime owner/user or investment property consists of a seven-story (plus full basement) office building which contains a total of 87,673 square feet of gross building area. Currently the property contains ground floor retail/commercial space and upper floor office space. This property is an excellent candidate for redevelopment to commercial, data/telecom, hotel or residential uses.

FEATURES:

- Located midway between Public Square and Playhouse Square
- Heavily trafficked Euclid Avenue location
- 11,675 sq. ft. floor plates
- Heavy floor loads
- Masonry construction with brick and stone exterior
- Opportunity to assemble over an acre of redevelopment land
- Rear access to parking area
- Front/Rear key and key card access
- Serviced by two passenger and one freight elevator
- Fiber optic lines in Euclid Avenue

ZONING: General Retail Business

LOT SIZE: 50 X ±260; .298 acre

VIEWING INFORMATION:

The property will be open for inspection during the following scheduled viewing dates and times. These inspections are an excellent opportunity to meet auction representatives, as you tour the property. A comprehensive Bidder Package will be made available to purchase for $50.00 at any of these on-site inspections. Bidder packages may also be purchased by telephone by calling (888) 442-8008 Ext. 0.

ON SITE INSPECTION DATES AND TIMES:

November 20, 1-3 p.m.
November 29, 1-3 p.m.
December 8, 1-3 p.m.

DIRECTIONS TO PROPERTY:

Located on the north side of Euclid Avenue, just east of East 9th Street in Downtown Cleveland.

AUCTION DATE AND LOCATION:

Saturday, December 16, 11:00 a.m.
Holiday Inn Beachwood
3750 Orange Place (I-271 at Chagrin Boulevard)
Beachwood, Ohio

BENJ. E. SHERMAN & SONS
established 1922
AUCTION SERVICES GROUP

In cooperation with

EHLE, MORRISON GROUP, LTD.