AUCTION

BENJ. E. SHERMAN & SONS



Parcel 201

BANK OWNED REAL ESTATE I-90 SIGNATURE BUILDING

Lakeland Medical Building • 25701 N. Lakeland Blvd. • Euclid, Ohio

MINIMUM BID $275,000

CERTIFIED OR CASHIER'S CHECK REQUIRED TO BID: $27,500

PROPERTY DESCRIPTION:

Ideally located on the I-90 freeway, this highly visible all masonry professional building is 4 stories (plus basement) with a total of approximately 41,600 sq. ft. of gross building area. This quality constructed property features immediate freeway access and is situated on a 2.5 acre site, with paved lighted parking for over 250 cars. This prime property is perfect for an owner user or investor.

ZONING: U8 Office Building Districts

LOT SIZE: 2.5 acres

FEATURES:

- Excellent I-90 exposure
- Immediate freeway access
- High quality masonry construction
- Individually custom built suites
- Lighted parking for over 250 cars
- Excellent user/investor or redevelopment opportunity
- Conveniently located minutes to Downtown and I-271
- Prime Eastside location

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:

1:00-3:00 p.m.

Tuesday, November 20
Thursday, November 29

DIRECTIONS TO PROPERTY:

Exit I-90 at E. 260th Street/SR 175, follow north/south Marginal Road loop to North Lakeland Blvd., west to property.

AUCTION DATE AND LOCATION:

Thursday, December 6, 2001 at 2:00 p.m.
Registration begins at 1:00 p.m.

The Cleveland Marriott
Downtown at Key Center

127 Public Square
Cleveland, Ohio

SHERMAN

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

FOR MORE INFORMATION CONTACT:
(888) 442-8008 or (312) 425-1600

In cooperation with

EHLE, MORRISON GROUP, LTD.