



BOARD OF COUNTY COMMISSIONERS

WARREN COUNTY, OHIO

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250

(513) 261-1250

(513) 925-1250

(513) 783-4993

(937) 425-1250

Facsimile (513) 695-2054

TOM ARISS

PAT ARNOLD SOUTH

DAVID G. YOUNG

BID OPENING

September 19, 2013

**BID OPENING – SALE OF PROPERTY LOCATED AT 903 N BROADWAY, LEBANON,
OHIO**

Bids were closed at 9:15 a.m. this 19th day of September and no bids were received, opened and read aloud for the Sale of Property located at 903 N. Broadway, Lebanon, Ohio for the Warren County Commissioners Office:

cc: Bid File

OMB

Water / Sewer (file)



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ADVERTISEMENT FOR BIDS

Sealed bids will be received by the Clerk of the County Commissioners, Warren County, Ohio, 406 Justice Drive, Lebanon, Ohio 45036, until 9:15 a.m., September 17, 2013, for the sale of Commercial Property and Building located at 903 N Broadway Lebanon Ohio and then at said time bids will be opened and read aloud.

Inspection of the real property (including the Building) and/or location information may be scheduled or obtained by calling Warren County Facilities Management, (513) 695-1463 or by email to facilities@co.warren.oh.us.

The real property is being offered "AS IS" with no warranty as to its condition or its fitness for any particular purpose of use. The successful bidder will receive a general warranty deed for the real property upon payment of the purchase price in full.

The highest responsible bidder's bid will be conditionally accepted on the day of the bid opening but subject to final acceptance by the Board of Warren County Commissioners at a regularly scheduled meeting after the bid opening. The Board of County Commissioners reserves the right to reject any and all bids. The minimum bid of \$103,230 has been placed on this property.

Each bid shall contain the full name of the bidder submitting the bid and be accompanied by a certified check in the amount equal to ten (10) percent of the bid. Upon award of bid, the successful bidder will be required to present the balance due, in the form of a certified check, within five (5) working days.

The Board of Warren County Commissioners reserves the right to accept the best bid, to reject all bids, and to waive any irregularities in bids.

By order of the Board of County Commissioners, Warren County, Ohio.

Tina Osborne, Clerk

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903 North Broadway Street, Lebanon, Ohio 45036



SUMMARY OF SALIENT FACTS:

LOCATION:	903 North Broadway Street, Lebanon, Ohio 45036
OWNER OF RECORD:	Warren County Water Department
LAND AREA:	0.62-Acre
IMPROVEMENTS:	One-Story Office Facility
BUILT:	1961
ESTATE UNDER APPRAISEMENT:	Fee Simple Estate
OCCUPANCY:	Vacant
ZONING CLASSIFICATION:	PO; Professional Office District
PRESENT USE:	Office Facility
AS IS ESTIMATED VALUE BY THE DIRECT SALES COMPARISON APPROACH:	\$155,000.00
AS IS ESTIMATED VALUE BY THE INCOME APPROACH:	\$150,000.00
FINAL AS IS MARKET VALUE OPINION:	\$155,000.00
EFFECTIVE DATE OF REPORT:	July 3, 2013

SITE ANALYSIS:

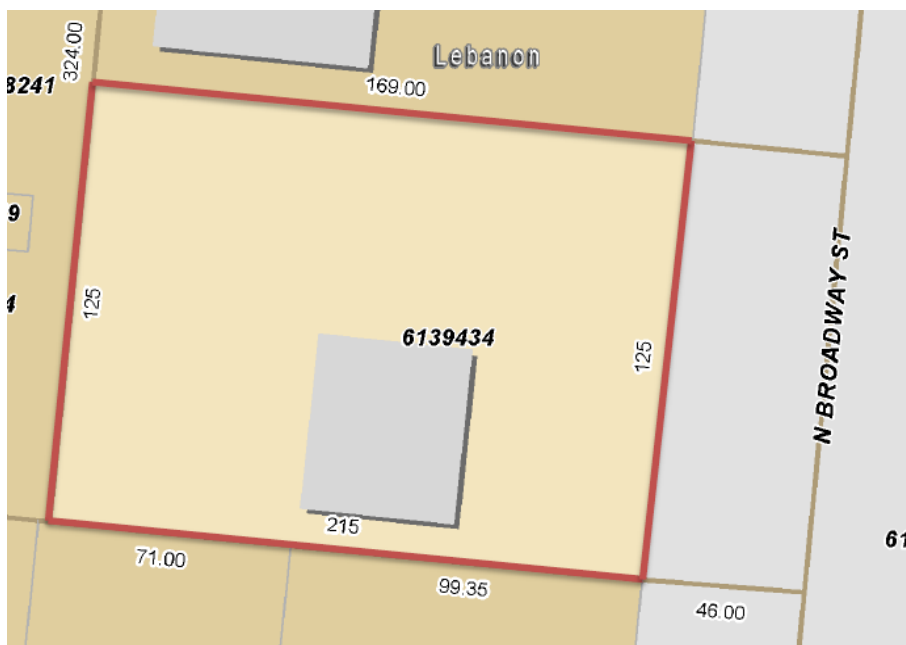
SIZE:	0.62-Acre
FRONTAGE:	Approximately 125 feet along the west side of Broadway Street
UTILITIES:	Electric, public water, sanitary sewer, natural gas, and telephone
STREET ACCESS:	<ul style="list-style-type: none">a. Surface Asphalt - 9.29 parking spacesb. Maintenance Publicc. Storm Sewer Yesd. Curb/Gutter Yese. Sidewalk Yesf. Street Lights Yes
TOPOGRAPHY:	The topography of the site is basically level to gently sloping. There are no known soil or sub-soil conditions that would adversely affect the development of the site.
VIEW:	Average – Predominantly commercial and residential uses
SIZE:	Typical for the present use. The land to first floor building coverage ratio is 7.17%. This coverage ratio is somewhat low when compared to similar uses.
DRAINAGE:	Satisfactory
SHAPE:	Basically Rectangular
FLOOD AREA:	Warren County, and incorporated areas; Panel #39165C0129E, Zone X, Dated 12/17/2010
ZONING:	PO; Professional Office District

SITE COMMENTS:

The subject site is located along the west south side of Broadway Street /State Route 48 and consists of approximately 0.62-acre. The visibility of the site is considered to be average. The ingress and egress is considered to be good as the site has one curb cut along Broadway Street.

Improvements As Is:

TYPE AND DESIGN:	One-story office facility
GENERAL QUALITY:	Average
AGE:	1961 - 52 Years
FOUNDATION:	Poured Concrete
FRAMING:	Masonry
FLOOR STRUCTURE:	Wood joists and decking
FLOOR COVER:	Vinyl composition and carpet
CEILING:	Acoustical ceiling tiles
NO. FLOORS ABOVE GRADE:	One
INTERIOR CONSTRUCTION:	Masonry and wood framing
WALL COVERING:	Wood paneling, painted concrete block and some drywall
PLUMBING:	1 restroom – First Floor 1 restroom – Basement
HVAC:	Gas forced air with central AC
ELECTRICAL:	30 KVA
LIGHTING:	Fluorescent
EXTERIOR WALLS:	Brick veneer
WINDOWS:	Aluminum frame single pane units
DOORS:	Aluminum frame glass and wood entry units
ROOF STRUCTURE:	Steel bar joists and decking
ROOF COVER:	Rolled roofing
GENERAL CONDITION:	Average/Fair
GROSS BUILDING AREA:	1,937 SF



Details for submitting Sealed Bids:

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The highest responsible bidder's bid will be conditionally accepted on the day of the bid opening but subject to final acceptance by the Board of Warren County Commissioners at a regularly scheduled meeting after the bid opening. The Board of County Commissioners reserves the right to reject any and all bids. The minimum bid of \$103,230 has been placed on this property.

Each bid shall contain the full name of the bidder submitting the bid and be accompanied by a certified check in the amount equal to ten (10) percent of the bid. Upon award of bid, the successful bidder will be required to present the balance due, in the form of a certified check, within five (5) working days.

The Board of Warren County Commissioners reserves the right to accept the best bid, to reject all bids, and to waive any irregularities in bids.

Real Estate for Sale
Professional Office Building
903 N. Broadway
Lebanon, OH 45036

ACCEPTING SEALED BIDS
BY SEPTEMBER 17, 2013 AT 9:15 A.M.
At the Warren Co. Board of Commissioners Office
406 Justice Dr., Lebanon, OH 45036

Former County Water & Sewer Office with easy access, off street parking and great visibility from N. Broadway (N. St. Rt. 48) on 0.62 acres. 1,937 SF building with 2 bathrooms; 1-story plus basement. Poured Concrete Foundation; Acoustical ceiling tiles, Fluorescent lighting; Gas forced air with central Air.

Accepting Sealed Bids from interested buyers with minimum bid that is 2/3 of the appraised valued of \$155,000.00. (\$103,230) DEADLINE: 09/17/2013 at 9 a.m. to the Warren County Board of Commissioner's Office, 406 Justice Drive, Lebanon, OH 45036. BID PACKETS AVAILABLE ON REQUEST.

INQUIRIES - SHOWINGS - BID PKTS.

513-695-1463

Or by email at :facilities@co.warren.oh.us



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TOM ARISS

PAT ARNOLD SOUTH

DAVID G. YOUNG

BID OPENING

August 13, 2013

**BID OPENING – SALE OF PROPERTY LOCATED AT 903 N BROADWAY, LEBANON,
OHIO**

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By order of the Board of County Commissioners, Warren County, Ohio.

Tina Osborne, Clerk

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