

# Out-Of-State Owner Directed AUCTION

## AUCTION DATE AND LOCATION:

Thursday, December 19th 2002 at 2:00 p.m. The Cleveland Marriott Downtown at Key Center  
Registration begins at 1:00 p.m. 127 Public Square – Cleveland, Ohio

## VIEWING INFORMATION:

The properties will be open for inspection during the following scheduled viewing dates and times. These inspections are an excellent opportunity to meet representatives of Benj. E. Sherman & Sons, as you tour the properties. Comprehensive Bidder Packages will be made available for purchase at any of these on-site inspections for \$75 per property, payable by cash, check or Visa/Mastercard. Bidder packages may also be purchased by telephone by calling (888) 442-8008 Ext. 0.

### PROPERTY DESCRIPTION:

This property speaks for itself. Strategically situated and bordering the proposed multi-million dollar mixed-use "West End" development, this Tudor style well maintained property features 20-1 bedroom suites plus five first floor retail spaces. With on and off street parking available, this architecturally significant property is perfect for an owner/user or investor. The Wessex is prominently located on the well-trafficked corner of Detroit Ave. and W. Clifton Blvd.

PARCEL 101

#### PRIME LAKEWOOD RETAIL/ RESIDENTIAL PROPERTY

- The Wessex  
18101-18119 Detroit Ave.  
Lakewood, Ohio
- Opening Bid: \$495,000
- Certified or Cashier's Check  
required to bid: \$49,500



### PROPERTY DESCRIPTION:

This one-of-a-kind mixed-use retail/office/apartment property is well located in the busy Coventry commercial district. With its unique eye catching facade, this property contains 7-1 bedroom suites, 5 offices, 6 retail spaces and is home to such tenants as the Winking Lizard, Free Times, and the Dobama Theatre. This corner parcel consists of two buildings (1836-1846 and 1848-1852 Coventry Rd.) plus an off-street parking lot. Great owner user/investor investment.

PARCEL 103

#### COVENTRY MIXED USE

- 1836-1852 Coventry Rd.  
Cleveland Hts., Ohio
- Opening Bid: \$795,000
- Certified or Cashier's Check  
required to bid: \$79,500



### PROPERTY DESCRIPTION:

This spectacular 25-suite, all-brick apartment building, is ideally located in the highly desirable West Lakewood community. Widely known as the Edanola Apartments, this prime apartment property features garage parking, an attractive brick facade, and an expansive owner's suite. With too many amenities to list, this property features 17-1 bedroom, 3-2 bedroom, and 5 efficiency suites, and represents an outstanding investment. To travel to this property from parcel 101 proceed west on Detroit Ave. turn right on Riverside Dr., turn right onto Edanola and proceed to the Edanola Apartments.

PARCEL 102

#### LAKWOOD 25 SUITE APARTMENT BUILDING

- The Edanola Apartments  
1322-1328 Edanola  
Lakewood, Ohio
- Opening Bid: \$350,000
- Certified or Cashier's Check  
required to bid: \$35,000



### PROPERTY DESCRIPTION:

This well built, all-brick, 16-suite apartment building, is well located in the highly desirable Coventry area of Cleveland Heights. The property features many recent upgrades with a good apartment mix of 11-1 bedroom, 4-2 bedroom and 1 efficiency. Cleveland Heights has long been an established, stable multi-family housing district due to its proximity to downtown, employment opportunities, University Circle and transportation. This property is located across the street from parcel 103, which is located at the corner of Coventry Road and Lancashire.

PARCEL 104

#### COVENTRY 16 SUITE APARTMENT BUILDING

- 2783 Lancashire  
Cleveland Hts., Ohio
- Opening Bid: \$250,000
- Certified or Cashier's Check  
required to bid: \$25,000



**AUCTION**  
BENJ. E. SHERMAN & SONS

**ON-SITE INSPECTION  
DATES AND TIMES:**

Parcels 101 & 102  
• 9:00 – 11:00 a.m. • Wednesday, December 4th  
• Saturday, December 7th • Friday, December 13th

**ON-SITE INSPECTION  
DATES AND TIMES:**

Parcels 103 & 104  
• 1:00 – 3:00 p.m. • Wednesday, December 4th  
• Saturday, December 7th • Friday, December 13th