

ABSOLUTE AUCTION

TUESDAY, JULY 7, 2026, 12:30 PM



COMMERCIAL
REAL ESTATE



10,000+ SQ. FT.
COMMERCIAL
BUILDING ON 4.7+/-
ACRES

Malvern Village
No Zoning

206 SOUTH CARROLLTON ST.,
MALVERN, OH 44644



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Information is believed to be
accurate but not guaranteed.
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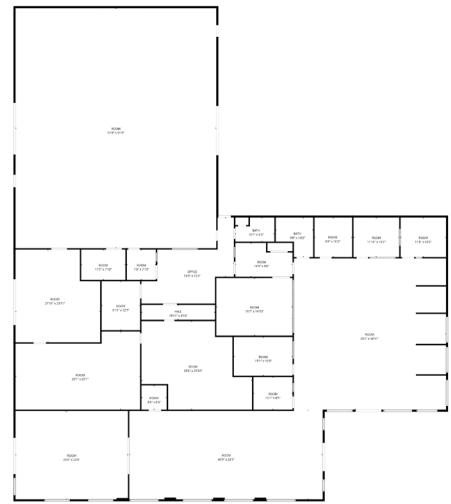
Parcel #1. Features a 10,000+ sq. ft. commercial building. Formerly known as Furey's Wheel World dealership. The main building includes sales rooms and offices, a parts & service department, 3 bathrooms, storage and a 50'x60' service garage with (2) 12'x12' OH doors. Natural gas heat. Central air. Additional 40'x70' insulated shop building w/ (4) 12'x14' OH doors, water, gas Reznor heat and ventilation fan. Public water & sewer. Good exposure to SR 43 with 60' road access on South Carrollton St. Estimated at 8,093 annual average daily traffic count. Situated on 1.586 acres. Carroll County parcel #07-0000275.000.

Parcel #2. 3.11 acres of land with visual exposure to SR 43. Improvements include a 30'x48' storage garage, built in 2010, with (3) 10'x10' OH doors, concrete, electric, gas radiant tube heat, existing public water & sewer. Access this parcel via Wilson St.

Note: Tenant will be vacated prior to closing. The new owner will have a blank slate of opportunity. Property available for viewing auction day at 11:30 AM or by appointment. Contact Colton Kiko to schedule, 330.614.2478.

Terms On Real Estate: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most. Seller reserves all gas, oil & hydrocarbon mineral rights.

Auction By Order Of: Furey Holdings LLC



TOTAL: 10090 sq. ft.
1st floor: 10090 sq. ft.
EXCLUDED AREAS: WALLS: 238 sq. ft.

FLOOR PLAN CREATED BY CUBICAL3D.COM. MEASUREMENTS OBTAINED HIGHLY ESTIMATED BUT NOT GUARANTEED.



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REALTORS
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ADVISORS

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