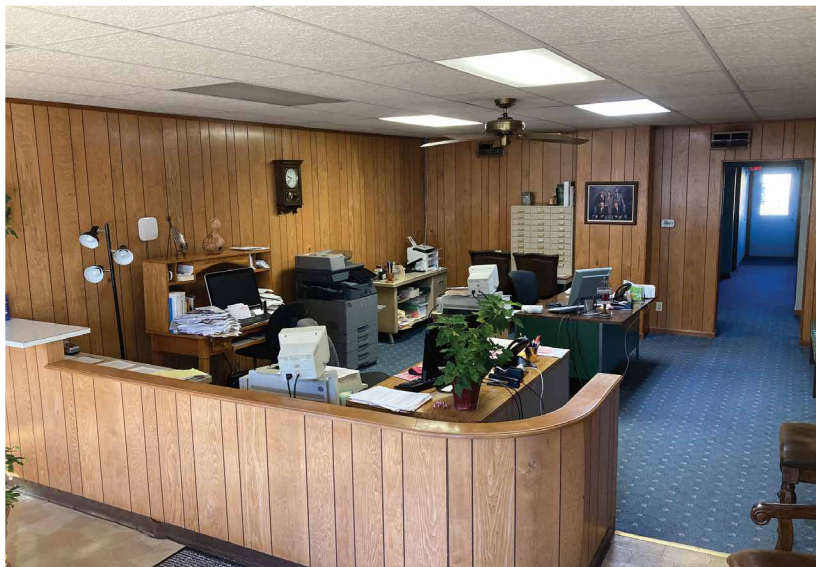


AUCTION

TUESDAY, NOVEMBER 10, 2025, 12:15 PM



COMMERCIAL
REAL ESTATE



COMMERCIAL/ OFFICE BUILDING

**LIVE ONSITE WITH ONLINE BIDDING
AVAILABLE**

AUCTION HIGHLIGHTS

- City Utilities
- Downtown Cortland
- Trumbull Co.

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details, including
directions.

To settle the
estate, all sells on
location

REAL ESTATE

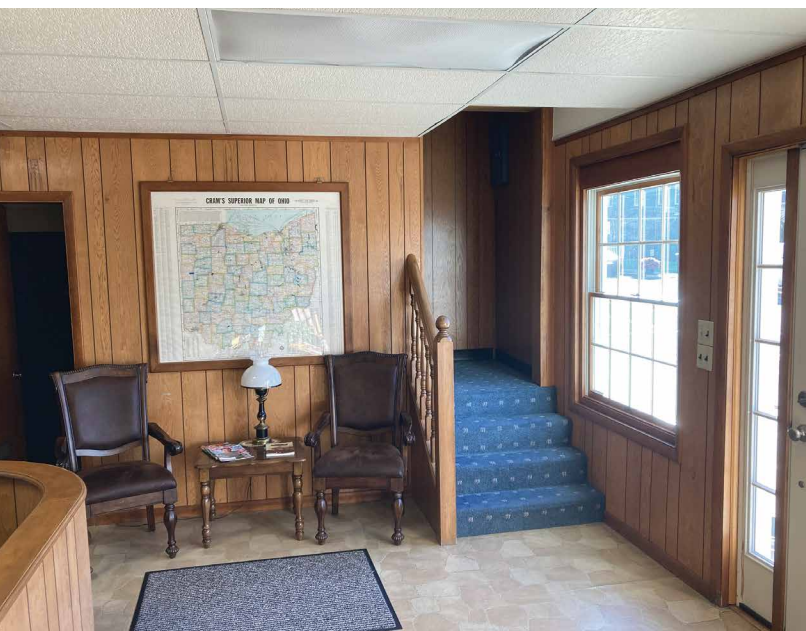
Good two-story office building. Main level features front reception area, (4) private offices, (2) storage rooms, half bath, rear entrance with parking lot. Second level with 2 offices plus 2nd half bath. FA gas heat, central air. Nice location. Vinyl sided back half has updated metal roof. City utilities. Easy keeper. Open sale day only from 10:45 AM until auction time.

TERMS ON REAL ESTATE

15% 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.

AUCTION BY ORDER OF

Susan Platt, executor of Robert M. Platt, Jr. Estate, Trumbull Co. Case #2025EST0307



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REALTORS
AUCTIONEERS
ADVISORS

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