



Note: Both buildings have been well maintained and updated as needed. PDF on website with recent updates. Great location close to square of village with good traffic count. Make plans to attend or register to bid online. For question contact Auctioneer. Buildings will be open for inspection 10:00 AM day of auction.

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 sold as Separate Parcels and not to be offered as an Entirety.

Auction By Order Of: Carroll County Commissioners



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ABSOLUTE AUCTION

WEDNESDAY, JULY 29, 2026, 12:00 PM
LIVE ONSITE AUCTION WITH ONLINE BIDDING



COMMERCIAL
REAL ESTATE



**TWO COMMERCIAL/
OFFICE BUILDINGS WITH
CITY UTILITIES**

55 & 95 E. MAIN ST.,
CARROLLTON, OH 44615

- 5,000 Sq Ft & 7,000 Sq Ft
Workspace, Parking Lot
- Village Of Carrollton, OH
- Carroll Co., OH



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Auction #1
95 E. Main St.



Auction #1 - 95 E. Main St.: Good office building with parking lot. Approximate 5,000 sq. ft. office space with multiple entrances. Building can be divided into 3 sections easily. Front of building having 2 entry ways, reception/sitting area with electric buzz/access entry door, half bath, two large offices plus conference room/additional office space. Middle section having large reception area w/ restroom and buzz/access entry door, four office rooms, tech room and storage room. Back section having two entry ways, large open room, four office spaces, kitchen, his and her bathrooms, two storage rooms. Forced air heat and central air, public utilities. Large parking lot w/ 46 total parking spaces on three sides of building. Formerly used as Job & Family Services. Zoned B1.

**Auction #2
55 E. Main St.**



Auction #2 - 55 E. Main St.: Two story building w/ approximate 7,000+ sq. ft. with multiple entryways. Lower level having reception entry way w/ buzz/access entry, ten office rooms, kitchen, his and her bathrooms, conference room, storage rooms and access to upstairs and partial basement. Upstairs having hardwood and vinyl floors, five office rooms, kitchen, two sets of his and her bathrooms, tech room, conference room, reception area w/ large waiting room. Parking at rear of building. City utilities. Forced air heat and air conditioning. Formerly used as Child Support/Ohio Means Jobs building. Zoned B1.