



Wednesday, March 30th @ 11:30am
Auction held on-site at:
4032 Linden Avenue
Dayton, Ohio 45432



Online Bidding available at www.BidNowllc.com



Description: 59,894 SF office/special purpose building built in 1956 and renovated in 2002 with very well-maintained systems and interior including a gymnasium. Large annex building could provide meeting space, open cube area and R&D, among numerous other possible uses. Property is situated on 7.47 AC fronting on Linden Ave., between Smithville Rd. and Woodman Dr., providing 2 convenient access points to US 35. Zoned for business and convenient to downtown Dayton, WPAFB, bike trails, numerous shopping, dining and banking amenities, this property has considerable redevelopment potential or future expansion of the building and/or parking areas is also feasible.

Tax Appraised at \$2,411,800 ~ “Buy-Now” available at \$500,000

or

Sells at auction subject to Minimum Bid of ONLY \$100,000!

Inspections: Saturdays, March 19th & 26th 10:00am – 12:00Noon
Tuesday, March 29th 10:00am – 12:00Noon
1 Hour prior to auction

Montgomery County PID: I3 9101602 0001 **Annual Taxes:** \$94,443.30

Terms: Sells as-is, subject to Minimum bid of \$100,000! No contingencies for financing or inspection. 10% buyer's premium in effect. Short tax proration. Buyer pays all closing costs. Warranty deed at closing with no liens or encumbrances. “Buy-Now” available at \$500,000 plus buyer’s premium.

Deposit and Closing: Successful bidder will be required to deposit 10% of the total contract price by cash or check with proper ID PAYABLE to M & M Title Company which will be your non-refundable deposit if you are the successful bidder. Close within 40 days of Auction.

Realtor Participation: Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 24 hours prior to auction; 2) Accompany your client to the scheduled Inspection; 3) Accompany your client to the auction; 3) Guide buyer to closing. **NOTE 1:** If bidding online, you must register your client prior to their registering online. **NOTE 2:** If representing a client submitting a "Buy-Now" offer, **ONLY** full-price offers with no contingencies submitted on forms provided by auctioneer will be considered. Absolutely no exceptions as per written directive from Seller. Contact Auctioneer for required “Buy-Now” forms.

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Ohio Real Estate Auctions, LLC

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