



Thursday, April 14<sup>th</sup> @ 11:30am  
Auction held on-site at:  
**3634 Water Tower Lane**  
**West Carrollton, OH 45449**



**Online Bidding available at [www.BidNowllc.com](http://www.BidNowllc.com)**



**Description:** 6,212 SF Two-Story Office Building built in 1989 with numerous updates including newer HVAC & Roof; NEW lighted sign fronting on OH-725; newer carpet and fresh paint. Currently has 2 tenants on lower level generating \$1,442.50 in monthly rents. Small Upper level unit will be occupied as of April 1 and the large Upper level is ready for an owner-occupant or could be utilized as an additional income-producing unit. This is a very well-maintained building zoned B-2 in the General Commercial District of west Carrollton. Great location with easy access to I-75 within 2 minutes.

**Tax Appraised at \$254,480 ~ "Buy-Now" available at \$200,000**

**or**

**Sells at auction subject to Minimum Bid of ONLY \$75,000!**

**Inspections:** Saturday, April 9<sup>th</sup> 10:00am – 11:00am  
Wednesday, April 13<sup>th</sup> 10:00am – 11:00am  
1 Hour prior to auction

**Montgomery County PID:** K48 00415 0018 **Annual Taxes:** \$8,314.94

**Terms:** Sells as-is, subject to Minimum bid of \$75,000! 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 \$200,000 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.

**Tim Lile, CAI - Auctioneer**  
**(937)689-1846**  
**[timlileauctioneer@gmail.com](mailto:timlileauctioneer@gmail.com)**  
**Ohio Real Estate Auctions, LLC**

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