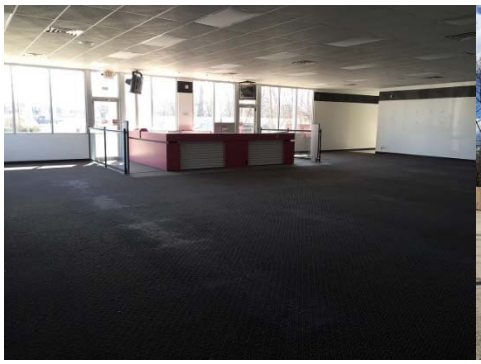
Tuesday, September 6th @ 11:30am
Auction held on-site at:

333 S. Main Street
Marysville, OH 43040

Online Bidding available at www.BidNowllc.com



Description: 4,000 SF Commercial Building built in 2005 on .48 Acres with excellent Main Street access and frontage. The building and location are ideal for Office or Retail use. Very close proximity to Memorial Hospital, Union County Court House and the Central Business District of Marysville. Previously utilized as movie rental store and most recently as a combination clothing store and tanning salon.

Seller guarantees to sell at minimum bid of $250,000

Inspections: Thursday, September 1st 1:00pm – 2:00pm
30 minutes prior to auction

Union County PID: 29-0002107.0000 **Annual Taxes:** $6,496

Terms: Seller guarantees to sell at the minimum bid of $250,000**.** If final bid is below $250,000**,** high bidder will execute contract to purchase open until end of business on September 9th for lender's consideration of short-sale. Sells as-is with 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.

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 30 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

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Ohio Real Estate Auctions, LLC

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