



Tuesday, October 25th @ 11:30am

Auction held off-site at:

Hampton Inn & Suites

7043 Miller Lane, Dayton, Ohio

(Lot 7 of Multi-Property Auction)

421 Madison Street, Russells Point, Ohio 43348

Seller Financing available to Qualified Buyer! Contact Auctioneer for Details



Description: 2,555 SF free-standing block and glass building constructed in 1997 as a Burger King store. Subject covers 4 parcels with improvements situated on 11,750 square feet plus 25,000+/- SF of paved parking and drive-through. Subject is located in the Logan County Resort Town of Russells Point, Ohio on Indian Lake.

Tax Appraised @ \$494,470

NOTE: A portion of the furniture fixtures and equipment will be made separately available for \$5,000. List of included inventory available upon request.

Inspection: Restaurant is open for business. Go in, have a Whopper and a Coke and look around. Behind the counter tours by appointment only. Contact auctioneer to schedule

Logan County PID's: 52-032-10-08-003-001; 52-032-10-08-004-002; 52-032-10-08-006-000; 52-032-10-08-007-001 **Annual Taxes:** \$8,686.76

Terms: Sells subject to confirmation by very motivated sellers. As-Is; No contingencies for financing or inspection; 10% Buyer premium in effect; Short tax proration; Buyer pays all closing costs; Warranty deed at closing with no liens or encumbrances. Possession at closing.

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 on or before November 18, 2016.

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; 4) Guide buyer to closing. **NOTE:** If bidding online, you must register your client with auctioneer prior to client's online registration.

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www.OhioRealEstateAuctions.com

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