



Tuesday, January 24<sup>th</sup> @ 11:30am

Auction held on-site at:  
6364 N. Main Street  
Dayton, Ohio 45415

**Internet  
Bidding  
Available**

**2 Tracts offered Separately and Together  
Minimum Bid Only \$75,000! ~ BUY NOW Price \$140,000!**



**Tract 1:** 6364 N. Main; PID: E20 17504 0016; 1,450 SF Single-family residence with former 2,175 SF Veterinary Clinic/Kennel attached built in 1940 on .6733 acre lot. Residence and commercial areas are separately metered for gas and electric. Residence includes 3BR, 1.5 Ba, Kit, LR, DR, FR, Utility room, enclosed porch with fireplace, and 47x21 attic with high ceiling. Commercial area includes 6 rooms: 36x20; 20x17; 15x13; 20x11; 14x11 & 20x15. Bonus well located on the property. Recently Re-zoned B-1. This property has been immaculately maintained! Numerous possible uses with 20,000+ car count on N. Main and easy ingress/egress on Eastdale. Annual Taxes \$7,159.46. Tax appraised at \$146,800

**Tract 2:** 6324 N. Main; PID: E20 17503 0036; .5872 acre vacant lot. 2 curb cuts on n. Main St. Bonus well on lot. Annual Taxes \$1,195.18. Tax appraised at \$32,000

**Inspection:** January 17<sup>th</sup> & 21<sup>st</sup> from 11:00am to 12:00pm & 30 minutes prior to auction.

**Terms: Sells subject to aggregate Minimum Bid of Only \$75,000**

ADDITIONAL TERMS: 1) As-Is; 2) No contingencies for financing or inspection; 3) 10% Buyer premium in effect; 4) Short tax proration; 5) Buyer pays all closing costs; 6) 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 on or before February 23, 2017.

**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.

**Tim Lile, CAI – Auctioneer; (937)689-1846; timlileauctioneer@gmail.com**

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