



ABSOLUTE REAL ESTATE AUCTION

Tuesday, April 11th @ 2:30pm

Auction held on-site at:
23 West Second Street
Franklin, Ohio 45005

NO Minimum & NO RESERVE!

**Internet
Bidding
Available**



Internet Bidding Available @ www.OhioRealEstateAuctions.com

Description: 5,720+ SF free-standing, block-construction building. 178.5 feet of frontage on OH-73/ 2nd Street. Zoned C-3 Commercial District. Building features 6 overhead doors (two 8x10, two 8x12, one 8x8, one 8x16); Gas furnace and AC on 2 parcels totaling 0.75 acres. Built in 1950. Located 1.5 miles from Interstate-75 on State Route 73. Traffic count at SR 73 and 123- 19,570. Tax Appraised at \$143,000. Sells to the highest bidder **REGARDLESS OF PRICE!**

Warren County PID's: 0432379019 & 042379020 **Annual Taxes & Assessments:** \$3,167.82

Inspections: Wednesday, April 5th & Saturday April 8th 11:00am to 12:00pm both days.

Terms: Sells Absolutely to the highest bidder regardless of price. As-Is; 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 Ohio Real Estate Auctions which will be transferred to M & M Title and serve as your non-refundable deposit. Close on or before April 28, 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
www.OhioRealEstateAuctions.com**

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