



Online-Only Real Estate Auction
Bidding starts ending:
Tuesday, October 10th @ 1:00pm
6700 Loop Road, Unit 46, Centerville, Ohio 45459
Minimum Bid ONLY \$75,000!

**Internet
Bidding
Only**



Property Description: 1,460 Sq. Ft. Office Condominium built in 1990. Previously used for Medical. Great Centerville location! Annual Taxes \$7,159.46. Condo Fees \$290.

Sold in 2013 for \$140,000. Tax appraised at \$115,000.

Minimum Bid ONLY \$75,000!

Montgomery County PID: O69 50810 0061

Inspections: Wednesday, October 4th from 12:00pm to 12:30pm
Saturday, October 7th from 10:00am to 10:30am

Terms: All bidding will be Online-Only. Property sells As-Is with no contingencies for financing, inspections or otherwise. All desired inspections should be completed prior to auction end. 10% Buyer's Premium will be added to final bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs. 10% non-refundable deposit required within 24 hours of auction end.

Deposit and Closing: Successful bidder will be required to deposit 10% of the total contract price within 24 hours of auction end. Close on or before October 31, 2017 through M & M Title Company.

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 end time & prior to client's online registration; 2) Accompany your client to a scheduled Inspection or conduct a private showing; 3) Guide buyer to closing.

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

www.OhioRealEstateAuctions.com

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