



Online-Only Real Estate Auction  
Bidding Ends  
Wednesday, November 15<sup>th</sup> @ 2:30pm  
4977 Northcutt Place, Dayton, Ohio 45414

**Internet  
Bidding  
Only**

**Tax Appraised @ \$966,410! Minimum Bid ONLY \$100,000! Buy NOW \$350,000!**



**PROPERTY DESCRIPTION:** 27,630+/- SF 3-Story Brick Office Building Built in 1971 & Completely Renovated in 1993 with Numerous Updates Since. Situated on 2 Parcels Totaling 1.52+/- Acres. **Zoned** SGC – Suburban General Commercial - Current Headquarters of Shook Construction. **INSTANT INCOME** – As Seller Will Enter 6 Month NNN Lease @ \$3 per SF with Multiple 90 Day Optional Extensions Commencing 12/15/2017. **Annual Taxes:** \$35,787. **Updates & Features:** Glass Atrium; Elevator Serving All 3 Floors; Multiple Conference Rooms; Classrooms; 28,000 SF Paved Parking with 94 Lined Spaces; Secured Entry; EPDM Roof – Age 25 Years (No Warranty); Constant Volume Cold Air with Hot Water Re-Heat Vavs: RTU 1 – New in 2015 (Bryant); RTU 2 – New in 1993 (Carrier); RTU 3 – New in 1993 (Carrier); RTU Condensing Unit 60 Ton & Roof Top AHU – New in 1988 (Trane); HVAC Controls Through Metasys; 2 Boilers – New in 2010 (Lochinvar); Fire & Security Systems; Video Surveillance Cameras; New Technology Room CRAC Unit 2006; Masonry Tuck Pointed in 2011; Windows Re-Caulked in 2014; Updated Landscaping in 2015: **Montgomery County PID's:** R72 117219 0010 & 0011. Some Office Systems & Furnishings Available Separately at a Later Date. **Great Space With Easy Access to I-75 Only Two Exits South of I-70!**

**INSPECTIONS:** Fridays, November 3 & 10 - Guided Tours begin @ 9:30am & 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 winning bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs. **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 December 14, 2017 through M & M Title Company. Seller Lease Back commences on December 15, 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 48 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**  
**Bid NOW @ [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

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