



Absolute Real Estate Auction  
Tuesday, February 27<sup>th</sup> @ 11:30am  
5692 Far Hills Avenue  
Washington Township, Ohio 45429

**No Minimum  
&  
No Reserve!**

**Sells to the Highest Bidder Regardless of Price!**



**\$24,156.67 Monthly Rents ~ Online Bidding Available ~ BUY-NOW price \$1,400,000**

**Property Description:** 17,788 SF 2-Story, Office Building with full finished basement and elevator serving all three floors. Property is situated on 2.612 Acres in GREAT Washington Township location. 40,000 ADT on Far Hills Avenue and NO City Income Tax! Currently 70% occupied by an Orthopedic Surgeon, Neurosurgery Group, Medical Imaging Group and a Pediatrician with short-term leases allowing new owner to occupy, redevelop or manage current cash flow. Plans for adding 2nd 7,000 SF building on site already approved. Built in 1980 and updated in 2003. 100+ Parking spaces; Zoned B-1 Business. Tax Appraised at \$1,239,650.

**Montgomery County PID:** O67 03709 0222

**Total Monthly Rents:** \$24,156.67

**INSPECTIONS:** Tuesday, 2/13; Tuesday, 2/20 and Monday, 2/26 12:00noon to 1:00pm

**TERMS:** Sells regardless of price to the highest bidder with no minimums or reserves. 10% down day of auction by cash or check which will become your non-refundable deposit. The real estate is sold As Is with no contingencies. All inspections must be done prior to Auction. Close within 30 days. A 10% buyer's premium will be added to the high bid to obtain the final contract selling price. Short tax proration. Buyer pays all closing costs. General warranty deed given at closing with no liens or back taxes.

**Deposit and Closing:** Successful bidder will be required to deposit 10% of the total contract price on Auction Day. Close on or before March 28, 2018 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 48 hours prior to auction time & prior to clients' online registration if bidding online; 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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