



Absolute Real Estate Auction
Online Bidding Only
Bidding Starts Closing
Tuesday, June 26th @ 1:00pm

NO MINIMUM
&
NO RESERVE!

1014 - 1020 Springfield Street, Dayton, Ohio 45403

SELLS TO THE HIGHEST BIDDER REGARDLESS OF PRICE!



Register & Bid @ www.OhioRealEstateAuctions.com

PROPERTY DESCRIPTION: +/- 4,500 Mixed-use, Industrial/Warehouse/Office building with 2 roll-up doors; man-door office entrance and security-fenced parking. Property spans 4 parcels totaling .2768 acres. Tax Appraised @ \$58,700 ~ Sells to the highest bidder regardless of price!

MONTGOMERY COUNTY PID's: R72 04905 0019; 0020; 0021 & 0022 **ANNUAL TAXES: \$3,268.49**

INSPECTION: Saturday, June 23rd 10:00am to 10:45am

TERMS: Property sells to the highest bidder regardless of price subject to no minimum and no reserve. As-is with no contingencies for financing, inspections or otherwise. All desired inspections should be completed prior to auction. 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 wire 10% deposit to M & M Title Company within 24 hours after the conclusion of the auction. Close on or before July 13, 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 client with auctioneer prior to their online registration. Contact Auctioneer for required form. 2) Accompany your client to a scheduled Inspection or conduct a private showing; 3) Guide buyer to closing.

Tim Lile, CAI – Auctioneer

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REGISTER & Bid NOW @

www.OhioRealEstateAuctions.com

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