



Absolute Real Estate Auction
Live Onsite Bidding
Thursday, September 13th @ 2:00pm
(Internet Bidding Ends @ 2:30pm)
5899 N. Main Street

**Some Restaurant
Equipment Sold
Separately @
BidNowLLC.com**

Dayton (Harrison Township), Ohio 45415

SELLS TO THE HIGHEST BIDDER REGARDLESS OF PRICE!



Internet Bidding Available @ www.OhioRealEstateAuctions.com

PROPERTY DESCRIPTION: +/- 2,693 SF PERFECTLY LOCATED former Arby's Restaurant commercial building. Existing structure was built in 1984 on .92 acres and was only recently vacated at the end of a 30 year lease. Subject is in excellent condition and could easily be opened as a restaurant or converted to other retail or medical use. 0% Income Tax Rate in Harrison Township! Excellent access on a corner lot at a traffic light. Zoned B-3 – Business District. Some restaurant equipment to be sold separately via online auction at BidNowLLC.com ending shortly after the sale of real estate.

Tax Appraised @ \$368,180 ~ Sells to the Highest Bidder Regardless of Price!

MONTGOMERY COUNTY PID: E20 01006 0050 & E20 01006 0196 **ANNUAL TAXES:** \$19,048.86

INSPECTIONS: TBD

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 deposit 10% of the total contract price on auction day. Close on or before October 12, 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 & prior to client's 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

Disclaimer: Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC, Auctioneers, nor their agents will be responsible for any errors or omissions regarding information provided by same. Announcements made at the auction will take precedence over written material or any other statements made prior to the auction. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.