



Real Estate Auction
Online Bidding Only

Bidding Starts Closing
Thursday, September 27th @ 2:30pm
4045 – 4047 Salem Ave., Trotwood, Ohio 45416

Minimum Bid
ONLY
\$20,000!



Register & Bid @ www.OhioRealEstateAuctions.com

PROPERTY DESCRIPTION: +/- 7,225 SF 2-Story, Mixed-use, Warehouse/Office/Apartment built in 1965 on .25 acre lot. Includes 3 units with separate entrances. Lower level is currently leased as an auto repair shop at \$1,100 per month. Upper level has separate entrance to office space and a rear entry to a 1 bedroom apartment.

Tax Appraised @ \$43,400 ~ Minimum Bid ONLY \$20,000!

MONTGOMERY COUNTY PID: H33 3301623 0001

ANNUAL TAXES: \$1,889

INSPECTION: Tuesday, September 25th 10:00am to 11:00am

TERMS: Property sells subject to minimum bid of \$20,000. 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 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 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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