



Real Estate Auction Online Bidding Only

Bid Now!

Bidding Starts Closing
Thursday, October 18th @ 4:00pm

2844 East River Road, Moraine, Ohio 45439

OPEN INSPECTION: Tuesday, October 16th 1:00pm to 2:00pm



Register & Bid @ www.OhioRealEstateAuctions.com

PROPERTY DESCRIPTION: +/- 16,000 SF 2-Story, Office Building built in 1980 on 1.77 acres. Currently includes private offices and open areas. First floor has a garage/dock door offering an easy conversion to assembly or light manufacturing with offices on the upper level. Located on E. River Rd in Moraine facing I-75, this building provides visibility to 120,000+ cars daily! 32,000 SF of paved parking offers 49 spaces. Building has new rubber-membrane roof just installed in August 2018.

LEASE: Tenant occupies approx., 2,500 SF on the lower level at \$1,650 per month.

**Purchased in 2006 for \$700,000, but Seller is highly motivated and prepared to sacrifice.
DO NOT miss this opportunity!**

MONTGOMERY COUNTY PID: J44 20908 0066

ANNUAL TAXES: \$13,110

TERMS: Property sells subject to Seller Confirmation within 24 hours of bidding end. 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 by end of next business day after acceptance. Close on or before October 29, 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 ~ (937)689-1846 ~ TimLileAuctioneer@gmail.com

REGISTER & Bid NOW @

www.OhioRealEstateAuctions.com

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