



## ABSOLUTE REAL ESTATE AUCTION

Live Onsite Bidding

Thursday, November 1<sup>st</sup> @ 2:00pm

(Internet Bidding Ends @ 2:30pm)

4631 Far Hills Avenue

Kettering, Ohio 45429



**Bid Now @ [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

**Property Description:** +/- 2,399 SF Commercial Building built in 1960 on +/- .8568 acres as per County. Formerly used as a Day Care. This quiet setting off Far Hills Avenue could also be utilized Live/Work; Care Facility; Commercial Studio or Membership/Association Club. Access Easements are in place for ingress/egress.

**Montgomery County PID's:** N64 00409 0001 and 0002. **Taxes:** Current Owner is Exempt.

**AUCTIONEER'S NOTE:** (2) Two-story, 16 unit apartment buildings in front of this property (4627 & 4629 Far Hills) are also being offered at auction the same day at 12:00pm. Purchasing both properties could open significant opportunities, including future re-development.

**Tax appraised at \$282,400 ~ Sells to the Highest Bidder Subject To  
NO Minimum & NO Reserve!**

**Inspections:** Saturday, November 27<sup>th</sup> 10:00am to 11:00am and 30 minutes prior to Auction

**TERMS:** 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. No tax proration. Buyer pays all closing costs. Clean Deed at closing with no liens or encumbrances.

**DEPOSIT AND CLOSING:** Successful bidder will be required to deposit 10% of the total contract price on auction day. Close on or before December 3, 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](mailto:TimLileAuctioneer@gmail.com)**

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