



Online-Only Real Estate Auction
Bidding Ends
Thursday, January 31st @ 1:30pm
3100 Kettering Blvd., Moraine, Ohio 45439
(Former LM Berry Building)
Plus Additional 3.01 Acre Vacant Commercial Lot

**Internet
Bidding
Only**

Tract 1 Aerial

Tract 1 Office Building

Tract 2 Aerial



TRACT 1 DESCRIPTION: 53,908[±]. SF 3-Story Office Building with full finished basement built in 1968 on 3.67 acres. 120,000 SF of paved parking. New fire alarm system installed in 2018. **Possible Seller Lease-Back:** at a rate of \$19,194.53/mo. on terms and conditions set forth in AIR Commercial Real Estate Association's "Standard Multi-Tenant Office Lease – Gross (FORM OFG-20-12/16E), for up to three (3) months after the Closing Date. All office systems and furnishings will be sold in separate auction at BidNowLLC.com ending 2/7/19. **Montgomery County PID:** J44 04103 0021. **Annual Taxes:** \$34,285. **Tax Appraised @ \$1,001,690 ~ Opening Bid \$250,000 ~ Buy Now Price: \$750,000.**

TRACT 2 DESCRIPTION: 3.01 Acres of Vacant Commercial Land at the corner of Edgefield and Elbee Roads. **Montgomery County PID:** J44 04103 0025. **Annual Taxes:** \$5,070.69.

Tax Appraised @ \$148,310 ~ Opening Bid \$10,000.

Combination of Both Tracts Buy Now Price: \$810,000

BUY NOW TERMS: Sale shall be subject to all terms of auction as listed below. There is no buy now option on Tract 2 individually. Pre-auction contract must be completed with required deposit in place no less than 48 hours prior to auction end time. If bid level reaches 80% of buy now prices (\$600,000 on Tract 1: \$648,000 on combination of both Tracts) buy now option shall be removed.

INSPECTION TOURS: Saturday, January 26th & Tuesday, January 29th By Appointment

TERMS: All bidding will be Online-Only. Property sells As-Is with no contingencies for financing, inspections or otherwise. All desired inspections must be completed prior to auction end. 10% Buyer's Premium will be added to winning bid(s) to establish final contract selling price(s). Short tax proration. Buyer(s) pays all closing costs.

DEPOSIT AND CLOSING: Successful bidder(s) will be required to deposit 10% of the total contract price within 24 hours of auction end. Close on or before February 28, 2019 through M & M Title Company. Seller Lease Back commences on day of closing if applicable.

Realtor Participation: Contact Auctioneer for terms & requirements

Tim Lile, CAI – Auctioneer; (937)689-1846; timlileauctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com

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