



LIVE ABSOLUTE AUCTION

Office Condominium

(With Online Bidding Available)

Sells Onsite @

304 Edgewood Drive, Trenton, Ohio 45067

Tuesday, October 29th @ 11:00am

(Online Bidding ends @ 11:30am)

NO Minimum!

NO Reserve!



Property Description: 3,206+/- SF Well appointed and maintained Office Condominium. Previously utilized for medical use by Atrium Medical Center with 8 exam rooms with sinks; 3 private offices; large nurse station; sizable waiting room and ample parking. Condo fees are \$100 per month.

Butler County PID: R8000031000025

Tax Appraised Value: \$190,110 ~ Sells to Highest Bidder Regardless of Price!

Terms: Property sells to the highest bidder subject to **no minimum bid** and **no reserve**. Other basic terms are as-is with no contingencies for financing, inspection or otherwise. All desired inspections should be conducted prior to bidding. A 10% Buyer's Premium will be added to winning bid to establish the final contract selling price. Short tax proration applies and Buyer will be responsible for all closing costs.

Deposit & Closing: Winning Bidder will be required to deposit 10% of the final contract selling price at the conclusion of the auction. If winning bidder is an online bidder, you will be contacted immediately after auction to coordinate required deposit. Closing required on or before November 22, 2019 through M & M Title.

INSPECTION TOURS: 1 Hour Prior to Auction or By Appointment.

REALTOR PARTICIPATION: Contact Auctioneer for terms, requirements and registration form.

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

Bid NOW @ www.OhioRealEstateAuctions.com

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