



Online-Only Real Estate Auction  
Bidding Ends:  
Thursday, July 16<sup>th</sup> @ 1:30pm  
6239 Wilmington Pike  
Centerville, Ohio 45459



**PROPERTY DESCRIPTION:** This historic 1860 farm house converted for office use is ideally located in a high-traffic retail area of Centerville with easy arterial access to I-675. The property consists of 3,750+/- SF on 2 floors over a partial basement. 2 Parcels total 1.422+/- acres. Subject has 4,259+/- SF of paved parking. Current tenant pays \$3,500 per month with 1 year remaining on existing lease. Centerville City Planner previously provided a preliminary approval to add up to 4 additional, 2-story buildings with total main floor square footage of 16,400+/- SF plus paving to accommodate an additional 82 parking spaces. This is a great income & development opportunity!

**Montgomery County PID's:** O68 00604 0001 & O68 00604 0002 **Annual Taxes & Assessments:** \$12,072.

**Buy Now Price: \$700,000**

**BUY NOW TERMS:** Sale shall be subject to all terms of auction as outlined below. 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 90% of buy now price (\$630,000) buy-now option shall be removed.

**OPEN INSPECTION:** TBD

**TERMS:** All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to Seller Confirmation at the conclusion of bidding. All desired inspections must be completed prior to auction end. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs. Security deposit and pro-rated, collected rent will transfer to buyer at closing. Possession transfers at closing subject to tenant's rights.

**DEPOSIT AND CLOSING:** Successful bidder will be required to deposit 10% of the total contract price by end of business on auction day. Close on or before August 14, 2020 through M & M Title Company.

**DISCLOSURE:** Owner is a licensed Real Estate Broker in the State of Ohio & this sale is in conjunction with Berkshire Hathaway Homeservices.

**REALTOR PARTICIPATION:** Contact Auctioneer for terms & requirements.

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

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

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