



Online-Only Real Estate Auction
Bidding Ends:
Thursday, July 16th @ 2:30pm
6460-6464 Centerville Business Parkway
Centerville, Ohio 45459

**ONLINE
BIDDING
ONLY**

Bid NOW @ www.OhioRealEstateAuctions.com



PROPERTY DESCRIPTION: 5,725+/- SF Single-Story, Brick Office Condominium built in 1996 by Mills Morgan Development. This is a great Centerville location off Clyo Road close to all amenities including Miami Valley South Hospital with easy arterial access to I-675.

MONTGOMERY COUNTY PID's: O68 51210 0002 & O68 51210 0003

ANNUAL TAXES & ASSESSMENTS: \$22,175

HOA FEE: \$1,000/mo

OPEN INSPECTION: TBD

**Tax Value: \$660,950 ~ Last List Price: \$499,000 ~ Minimum Bid: \$229,000
~ Buy Now Price: \$339,000 ~**

TERMS: All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to minimum bid of \$229,000. 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 prorated, 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.

BUY NOW TERMS: Sale shall be subject to all terms of auction as outlined above. 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 (\$305,100) buy-now option shall be removed.

REALTOR PARTICIPATION: Contact Auctioneer for terms & requirements.

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

Bid NOW @ www.OhioRealEstateAuctions.com

Auction Courtesy of:

MARK FORNES REALTY

Disclaimer: Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC, Auctioneers, nor their agents will be responsible for any errors or omissions regarding information provided by same. Announcements made at the auction will take precedence over written material or any other statements made prior to the auction. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.