



ABSOLUTE Real Estate Auction

Live Onsite Bidding:

Tuesday, January 26, 2021 @ 11:00am
1235 E. Alex Bell Road & 1255 Olde Greenbrier Lane
Centerville (Washington TWP), Ohio 45459
Online Bidding available @ OhioRealEstateAuctions.com

**No
Minimum Bid
&
No Reserve**

BUY BOTH NOW \$800,000



PROPERTY DESCRIPTION: Subject consists of two high-quality Steve Miller Construction attached office condominiums with a common front entry waiting area. Units are offered separately & together. If sold separately, new owners will be responsible for establishing a common area agreement. Both units also have separate, private rear entrances. Combined association fees are \$1,200 monthly.

~ **1255 Olde Greenbrier Lane** is a vacant 5,044 SF office condominium formerly a pain management office.

PID: 068 51217 0007

Annual Taxes: \$17,325

Tax Value: \$518,250

~ **1235 E. Alex Bell Road** is a vacant 3,874 SF office condominium formerly a physical therapy office.

PID: 068 51217 0008

Annual Taxes: \$13,310

Tax Value: \$389,130

TERMS: Property sells TO THE HIGHEST BIDDER, as-is with no contingencies for financing, inspection or otherwise. All desired inspections must be completed prior to auction day. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs.

DEPOSIT AND CLOSING: Successful bidder(s) will be required to deposit 10% of the total contract price by end of business on auction day. Closing required on or before February 25, 2021 through M & M Title Company.

BUY-NOW: Available ONLY on the combination of both units at a pre-auction bid of \$800,000. Sale would be subject to all auction terms as outlined above.

REALTOR PARTICIPATION: Contact Auctioneer for terms & requirements.

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

Selling in Cooperation with

MARK FORNES REALTY

Bid NOW @ www.OhioRealEstateAuctions.com

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