



## Online-Only Real Estate Auction

Bidding Ends:

Wed., September 9<sup>th</sup> @ 12:30pm  
199 N. Main St., Centerville, OH 4545



**Minimum Bid ONLY \$250,000**  
**Buy-Now \$375,000**

**PROPERTY DESCRIPTION:** Former Marathon located in very high-traffic area of Centerville's Architectural Preservation District with numerous possible uses! Existing structure is 1,800+/- SF, 3-Bay Service Station on .612+/- acre lot. Underground tanks have been removed and BUSTR letter is on file.

**NOTE:** Automotive related uses will not be permitted by the City of Centerville.

**MONTGOMERY County PID:** O68 00102 0141 **Annual Taxes:** \$7,287

**INSPECTION:** Call Auctioneer

**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 \$250,000. 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 will be required to deposit 10% of the total contract price by end of business on day after auction end. Close on or before October 9, 2020 through M & M Title Company.

**BUY NOW TERMS:** Sale shall be subject to all terms of auction as outlined above at the Buy-Now Bid price of \$375,000,000. Pre-auction contract must be completed with required deposit in place no less than 48 hours prior to auction end time.

### \* ONLINE BIDDING NOTES:

**Bid Increment:** online bidding increment for this auction is \$500.

**Max Bid:** When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$500 increments up to your maximum. You will be notified by email if your maximum is out-bid by another bidder.

**Bid Extensions:** If a bid is placed in the last 5 minutes before the scheduled auction end time, bidding will extend for an additional 5 minutes. Bid extensions will continue until a 5 minute period of time elapses after the stated auction end time with no advance in the bidding.

**Realtor Participation:** Contact Auctioneer for terms & requirements.

**Tim Lile, CAI – Auctioneer**

**(937)689-1846**

**TimLileAuctioneer@gmail.com**

**In Cooperation with Mark Fornes Realty**

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

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