



ABSOLUTE Real Estate Auction
Live Onsite Bidding:
Tuesday, January 26, 2021 @ 3:00pm
2490-2494 Technical Drive
Miamisburg, Ohio 45242

**No
Minimum Bid
&
No Reserve**

Online Bidding available @ OhioRealEstateAuctions.com

Tax Value \$1,795,840

BUY NOW \$1,595,000



PROPERTY DESCRIPTION: 35,600+/- SF, High-Quality Brick Construction Commercial Building built in 1991 on 3 Parcels totaling 9.63+/- acres. New membrane roofing system installed in 2017 with warranty through 2032. Excellent arterial access to I-75 via OH-725 and Austin Blvd interchange.

MONTGOMERY COUNTY PID's: K46 01520 0002; K46 01522 0001; K46 01522 0003

ANNUAL TAXES: \$55,188

INSPECTION: Tuesday, January 19th 2:00pm to 3:00pm. Other times by appointment.

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 will be required to deposit 10% of the total contract price by end of business on day after auction end. Close on or before February 25, 2021 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 \$1,595,000. Pre-auction contract must be completed with required deposit in place no less than 48 hours prior to auction end time.

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

Selling in Cooperation with

MARK FORNES REALTY

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