



ABSOLUTE Real Estate Auction

Live Onsite Bidding:

Tuesday, January 26, 2021 @ 3:00pm

2490-2494 Technical Drive

Miamisburg, Ohio 45242

Online Bidding available @ OhioRealEstateAuctions.com

Tax Value \$1,795,840

BUY NOW \$1,595,000

**No
Minimum Bid
&
No Reserve**



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

Bid NOW @ www.OhioRealEstateAuctions.com

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.