



Online-Only Real Estate Auction

Bidding Ends:

Tuesday, June 29th @ 2:30pm

508 Dickson Street

Wellington, Ohio 44090

**Online
Bidding
Only**

Bid Your Price ~ or ~ Buy Now at ONLY \$200,000



PROPERTY DESCRIPTION: 6,490 SF Multi-Unit Commercial building built in 1967 on 2.69 acres. Formerly used as a medical office building, the subject features 6 spacious suites with some units having the adaptability to be conjoined. One suite is currently leased and Seller is willing to lease back one of the available suites.

LORAIN COUNTY PID: 1800022115018 **Annual Taxes:** \$3,106

INSPECTION: Available by appointment.

TERMS: All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to seller confirmation at the conclusion of bidding. 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 July 29, 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 \$200,000. 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 \$250.

Max Bid: When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$250 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 – Auctioneer

(937)689-1846

TimLileAuctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com

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