



REAL ESTATE AUCTION
105 W. Xenia Ave, Cedarville, Ohio 45314
Live Onsite Bidding
Tuesday, September 28th @ 6:30pm
(Online Bidding Ends @ 7:00pm)



PROPERTY DESCRIPTION: Former HighTech Automotive service garage located on high-traffic OH-42 at the west edge of Cedarville, Ohio. Existing structure is a 2,200+/- SF, 3-Bay auto service garage on .64+/- acre lot. Subject has an office space plus back-room and overhead storage areas.

GREENE COUNTY PID: D12-0001-0003-0-0034-00 **Annual Taxes:** \$1,771

INSPECTION: 30 Minutes prior to live onsite bidding.

TERMS: 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 September 29, 2021. Close on or before October 28, 2021 through M & M Title Company.

BUY NOW TERMS: Expired. No longer available.

*** ONLINE BIDDING NOTES:**

Bid Increment: Online bidding increment for this auction is \$200.

Max Bid: When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$200 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/Asset Advisor
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Bid NOW @ www.OhioRealEstateAuctions.com

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