



# Online-Only **ABSOLUTE** Real Estate Auction 50 Hillside Court, Englewood, Ohio 45322

**NO MINIMUM  
&  
NO RESERVE**

Bidding Ends:

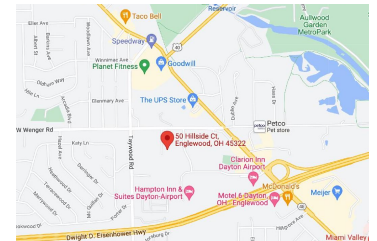
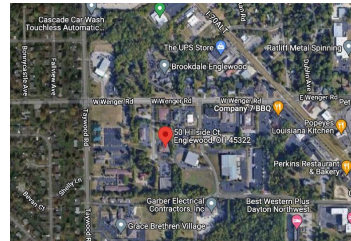
**Tuesday, April 19<sup>th</sup> @ 12:00pm**

Previously Listed @ \$635,000

Tax Appraised @ \$390,160

**Sells To The Highest Bidder Regardless of Price!**

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



**PROPERTY DESCRIPTION:** 7,159+/- SF Brick, Single-Story Office Building built in 1988 on .779+/- Acres. Previously served as a sleep clinic with six (6) sleep rooms, each with individual restrooms. Zoned C-4; Office and Industrial Sales - Service Park District. 36 parking spaces. Excellent arterial access to I-70 & I-75. 12 minutes from Dayton International Airport. Ideal for numerous possible uses including medical, dental, professional, spa and more!

**MONTGOMERY COUNTY PID:** M57 00820 0003

**ANNUAL TAXES & ASSESSMENTS:** \$13,029

**INSPECTIONS:** Mondays, April 11th & 18th ~ 12:00pm to 1:00pm

**TERMS:** All bidding will be Online-Only at [OhioRealEstateAuctions.com](http://OhioRealEstateAuctions.com). Property sells As-Is with no contingencies for financing, inspections or otherwise absolutely to the highest bidder regardless of price subject to no minimum and no reserves. 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 5:00pm day of auction end. Close on or before May 19, 2022 through M & M Title Company.

**\* 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..

**Selling in Cooperation with:**

**Tim Lile ~ Auctioneer/Asset Advisor**  
**(937)689-1846 ~ [TimLileAuctioneer@gmail.com](mailto:TimLileAuctioneer@gmail.com)**



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