



**3 ABSOLUTE REAL ESTATE AUCTIONS**  
**Tuesday, October 11, 2022**  
**Middletown, Ohio**  
**Online Bidding Only @**  
**OhioRealEstateAuctions.com**

**NO**  
**MINIMUM**  
**BIDS!**



**11:00am ~ 112 S. Main St., Middletown, OH 45044:** 2,806+/- SF, 2-Story, Brick Colonial Farm House built in 1869 converted to Office. Property has full unfinished basement and is situated on .225 acre lot at the south end of Middletown's Central Business District.

**Butler County PID:** Q6511002000018 **Taxes:** \$1,915 **OPEN:** Mon., 10/10/22 ~ 11am- 11:30am

**12:00pm ~ 1042 Summit Dr., Middletown, OH 45042:** 1,800+/- SF, Office Condo with full basement. Former medical office. Condo fees are \$351.78 quarterly.

**Butler County PID:** Q6531073000048 **Taxes:** \$2,569 **OPEN:** Mon., 10/10/22 ~ 12pm- 12:30pm

**1:00pm ~ 38 N. Breiel Blvd., Middletown, OH 45042:** 2,978+/- SF, Office Condo with full basement. Former medical office. Condo fees are \$236.22 monthly.

**Butler County PID:** Q6531058000105 **Taxes:** \$3,871 **OPEN:** Mon., 10/10/22 ~ 1pm- 1:30pm

**TERMS:** Properties sell to the highest bidders regardless of price subject to **NO RESERVES & NO MINIMUM BIDS**, as-is with no contingencies for financing, inspections or otherwise. All bidding will be Online-Only at OhioRealEstateAuctions.com. 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 bidders will be required to deposit \$5,000 by end of business on day of auction end. Close on or before November 10, 2022 through M & M Title Company.

**\* ONLINE BIDDING NOTES:**

**Pre-Bidding Increment:** Pre-auction day 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 until the live, real-time bidding platform is launched.

**Realtor Participation:** Contact Auctioneer for terms & requirements.

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**MARK FORNES REALTY**



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