



ABSOLUTE ONLINE ONLY
Real Estate Auction
Bidding Ends:
Tuesday, November 15th @ 2:30pm
425-445 N. Findlay Street
Dayton, Ohio 45404

No Reserve!
No
Minimum !



PROPERTY DESCRIPTION: 54,885+/- SF, 3-Story Office Building over a Full Basement with 2 Large Outbuildings on 6.4+/- acre lot. Property is the former Duriron headquarters. Property is very well-maintained with security gate. Main building boasts many offices and conference/classroom spaces plus numerous multi-purpose rooms.

MONTGOMERY COUNTY PID's: R72 01004 0047, 52, 63 & 9047

TAXES: To be determined. Current owner is a non-profit, exempt from property tax.

INSPECTIONS: November 5, 12 & 15 ~ 10:00am to 12:00pm.

TERMS: All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells to the highest bidder regardless of price subject to no minimum and no reserve. Other terms include As-Is with no contingencies for financing, inspections or otherwise. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs.

TENANTS RIGHTS: 4-6 tenants will remain in place with existing leases transferring to new owner. All are non-profit entities with below market rents through July 2023.

DEPOSIT AND CLOSING: Successful bidder will be required to deposit 10% of the total contract price by end of business on November 16, 2022. Close on or before December 15, 2022 through M & M Title Company.

*** ONLINE BIDDING NOTES:**

Bid Increment: online bidding increment for this auction is \$250 up to \$100,000 and \$1,000 thereafter.

Max Bid: When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in the required increment 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.

Furniture, Fixtures & Equipment Online Auction Ends 11/16 @ 7:00pm

All FF&E is selling in separate Online Auction @ **BidNowLLC.com**

Tim Lile – Auctioneer ~ (937)689-1846 ~ TimLileAuctioneer@gmail.com

In Cooperation with Mark Fornes Realty

Bid NOW @ www.OhioRealEstateAuctions.com

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