



**Online-Only ABSOLUTE Real Estate Auction**  
**9255 N. Main Street**  
**Dayton, Ohio 45415**

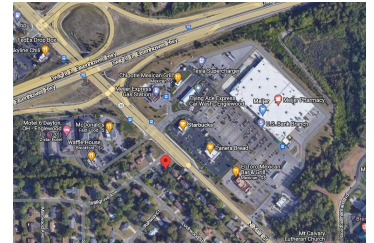
**NO MINIMUM  
&  
NO RESERVE**

Bidding Ends:

**Thursday, March 23<sup>rd</sup> @ 2:30pm**

*Trulia Value \$203,000 ~ Sells To The Highest Bidder Regardless of Price!*

**Bid NOW @ [OhioRealEstateAuctions.com](https://ohiorealestateauctions.com)**



**PROPERTY DESCRIPTION:** 3,058+/- SF, 3BR, 2BA, 1.5 Story, Brick House converted for Office use built in 1954 on .2707+/- Acre Corner Lot over a Full Basement. This very well maintained property with 7 onsite parking spaces plus ample street parking is strategically located in high-traffic area across from Meijer ~ 1 minute from I-70 and 12 minutes from Dayton International airport.

**ZONING:** Zoned Commercial, could possibly be rezoned back to Residential

**MONTGOMERY COUNTY PID:** M60 16417 0031

**ANNUAL TAXES & ASSESSMENTS:** \$4,200

**INSPECTIONS:** March 21 & 25 ~ 11:00am to 12:00pm

**TERMS:** All bidding will be Online-Only at [OhioRealEstateAuctions.com](https://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 within 24 hours of auction end. Close on or before April 14, 2023 through M & M Title Company.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** online bidding increment for this auction is \$1,000.

**Max Bid:** When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$1,000 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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In Cooperation with

**Mark Fornes Realty**

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