



## ONLINE REAL ESTATE AUCTION

6500-6556 N. Union Road  
Clayton, Ohio 45315

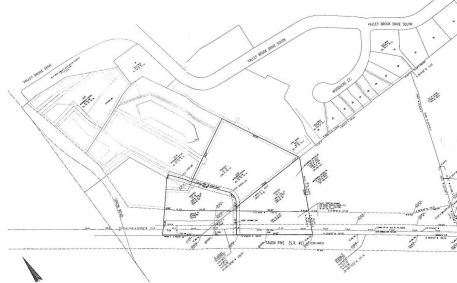
Bidding Ends:

**Tuesday, July 11, 2023 @ 3:30pm**

**\*Bid Now @ OhioRealEstateAuctions.com\***

**BUY  
NOW**

**\$1,200,000**



**PROPERTY DESCRIPTION:** 19,408+/- SF, INCOME-PRODUCING Retail Strip Center built in 1994 on 4.634+/- acres. 93% occupied by 5 stable, long-term tenants generating \$150K+/- annual rental income. 2,100+/- SF unit currently vacant. Strategically located with ingress/egress from N. Union Road & Salem Ave., minutes from Dayton International Airport & Downtown Dayton.

**\*See "APEX Detail" in documents section for additional property information.**

**MONTGOMERY COUNTY PID:** M60 19101 0002

**ANNUAL TAXES & ASSESSMENTS:** \$26,000+/-

**INSPECTION:** By Appointment - Call Auctioneer

**FINANCIALS:** Available upon request and execution of Non-Disclosure Agreement.

**TERMS:** All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to seller confirmation on auction day. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs. Rents prorated and security deposits transfer at closing.

**DEPOSIT AND CLOSING:** Successful bidder will be required to deposit 10% of the total contract price by end of business on day after auction end. Close on or before August 22, 2023 through M & M Title Company.

**BUY NOW TERMS:** Sale shall be subject to all terms of auction as outlined above at the Buy-Now Bid price of \$1,200,000. Pre-auction contract must be completed with required deposit in place no less than 48 hours prior to auction end time.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** \$1,000 up to \$500,000 & \$5,000 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.

**Tim Lile – Auctioneer**

**(937)689-1846**

**TimLileAuctioneer@gmail.com**

**Selling in cooperation with APEX Commercial Group**

**Disclaimer & Legal Disclosure:** Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC, Auctioneers, nor their agents will be responsible for any errors or omissions regarding information provided by same. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same. In all reserve auctions, Seller & Seller's agent's are permitted to place bids as provided for in the Ohio Revised Code & the Uniform Commercial Code. This right is negated in the case of an absolute auction. All auctions are considered with reserve unless specifically presented as absolute.