



ONLINE REAL ESTATE AUCTION

6828 - 6834 Loop Road
Centerville, Ohio 45459

Bidding Ends:

Tuesday, September 19, 2023 @ 2:30pm

Tax Value \$203,570 ~ Minimum Bid ONLY \$100,000

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 2,928+/- SF, Office Condominium. Well-appointed, move-in ready end unit with attached second unit in the Interstate Executive Center. Consists of 10 offices, conference room, restroom and ample storage. Close to all amenities across from the Cross Pointe Shopping Center. Excellent arterial access - within 1 mile of I-675.

MONTGOMERY COUNTY PID's: O68 50810 0021 & O68 50810 0023

ANNUAL TAXES: \$7,336 **HOA FEE:** \$750

INSPECTION: Call Auctioneer

TERMS: All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to minimum bid of \$100,000. 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 end of business on day after auction end. Close on or before October 19, 2023 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.

Tim Lile – Auctioneer/Asset Advisor

(937)689-1846

TimLileAuctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.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.