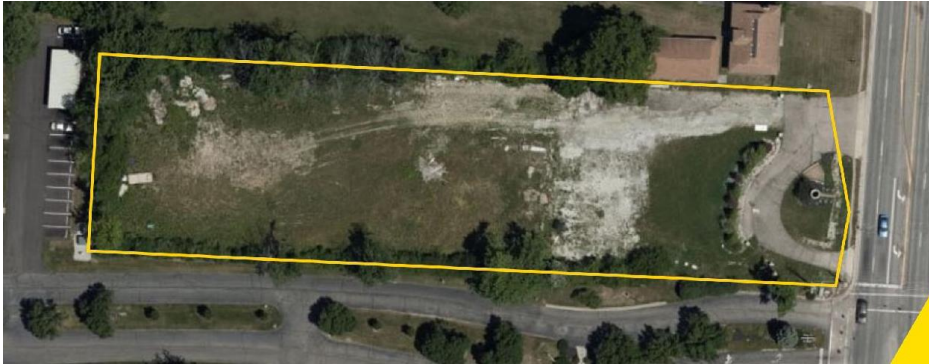




**ONLINE REAL ESTATE AUCTION**  
**7231 Springboro Pike**  
**Dayton, Ohio 45449**  
Bidding Ends:  
**Tuesday, October 17, 2023 @ 1:00pm**

**Online  
Bidding  
Only**



**Bid NOW @ [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

**PROPERTY DESCRIPTION:** 1.54+/- acre commercial lot with fantastic frontage and great visibility with 20,000+/- car count per day. Close to major retailers like Home Depot, Lowes, and Starbucks & Adjacent to the site is a new mixed use housing development with over 250 housing units.

**ZONING:** NB-1 ~ Neighborhood Business

**MONTGOMERY COUNTY PID:** K46 01316 0009    **Annual Taxes:** \$4,553

**INSPECTION:** Vacant Land ~ View Anytime

**TERMS:** All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to confirmation of motivated seller at the conclusion of bidding. 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 November 16, 2023 through M & M Title Company.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** online 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 \$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](mailto:TimLileAuctioneer@gmail.com)**

**Selling in Cooperation with Apex Commercial Group**

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