



## ONLINE REAL ESTATE AUCTION

17 S. St. Clair Street  
Dayton, Ohio 45402

Bidding Ends:

**Tuesday, November 28 @ 2:00pm**

**Online  
Bidding  
Only**



**PROPERTY DESCRIPTION:** 14,835+/- SF, 3-Story Office Building in the Heart of Dayton's CBD within walking distance to Century Bar, Warped Wing Brewing, Cooper Park, Levitt Pavilion, Day Air Ballpark and all Theaters. Elevator shaft in place ready for install with accessible flat roof. Can accommodate up to 5 Units. One lower level unit occupied by long-term tenant paying approximately \$1,000 m-t-m willing to stay or relocate based on new owner's plans.

**MONTGOMERY COUNTY PID:** R72 00508 0022    **Annual Taxes:** \$9,530+/-

**INSPECTIONS:** 11/18 & 11/28 ~ 10am to 11am

**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 by motivated seller. 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 December 29, 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](http://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.