



ONLINE REAL ESTATE AUCTION

5089 & 5097 Norman Blvd

Dayton, Ohio 45431

Bidding Ends:

Tuesday, March 5, 2024 @ 2:00pm

2 Parcels Offered Separately & Together located across from Wright Patterson Air Force Base with convenient arterial access to I-35 & I-675

**Online
Bidding
Only**



Unique opportunity to acquire an office building(s) within the highly desirable east market and close proximity to Wright Patterson Air Force Base. Move-in ready office space with over \$300k improvements including new HVAC, windows, ADA complaint restrooms, lighting and a back-up generator. Abundant of parking available and rare warehouse/flex component with an easily accessible overhead door. With the high demand of office space outside of WPAFB and limited supply, the property is positioned well for an owner/user or investor looking for a value-add opportunity. Numerous amenities nearby such as restaurants, grocery, financial institutions, and shopping.

Lot 1: 5089 Norman Blvd: 6,190+/- SF, office/flex space with 600+/- SF warehouse/storage area with 8' OH Door. Over \$300K improvements including window; HVAC; ADA restrooms; lighting; backup generator & complete office buildout.

Montgomery County PID's: I39 00102 0015, 0016; & 0063; **Annual Taxes:** \$3,910

Lot 2: 5097 Norman Blvd: 2,034+/- SF, 2-Story commercial building with possible residential unit on 2nd floor over a full basement.

Montgomery County PID's: I39 00102 0044 & 0045; **Annual Taxes:** \$1,591

Lot 3: Includes both Lots 1 & 2 in totality.

OPEN INSPECTION: 3/24/24 & 3/27/24 ~ 11am to 12pm or By Appointment

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 at the conclusion of bidding. 10% Buyer's Premium will be added to winning bid(s) to establish final contract selling price(s). 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 April 4, 2024 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.

FF&E Selling in Separate Online Auction ending 3/6/24 @ BidNowLLC.com

Tim Lile – Auctioneer/Asset Advisor

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Bid NOW @ OhioRealEstateAuctions.com

Selling in Cooperation with APEX Commercial Group

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