



ONLINE REAL ESTATE AUCTION

325 Carr Drive
Brookville, Ohio 45309

Bidding Ends:

Tuesday, April 23 @ 2:00pm

Tax Appraised Value \$1,323,720 ~ Bid Your Price!

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 61,000+/- SF Industrial Building (49,400+/- SF Climate-controlled Warehouse & 12,000+/- SF Multi-Use Office) on 4.96+/- acres. Building is fully sprinklered & boasts 3-phase electric/1,600 amps; bus duct; air lines; welding areas; cranes; (6) overhead doors and ample parking. Property is ideally located with excellent arterial access to I-70, 15 miles from Dayton International Airport, 16 miles from Rail Access & 30 miles from Wright Patterson Air Force Base.

Water Incident: In 2022 there was a significant water incident originated from fire suspension line in the office area. Insurance contractors have since removed affected drywall, dried impacted area, treated for mold and installed new drywall. Fire suppression system has been repaired and now functions properly.

MONTGOMERY COUNTY PID: C05 00501 0001 **Annual Taxes:** \$31,523

INSPECTIONS: March 30 & April 3 ~ 11am to 12pm; April 5 ~ 4:30pm to 6:30pm;
April 6, 13 & 20 ~ 10:30am to 12:00pm

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 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 following auction end. Close on or before June 7, 2024 through M & M Title Company.

*** ONLINE BIDDING NOTES:**

Bid Increment: Bidding increment for this auction is \$2,500.

Max Bid: When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$2,500 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

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Bid NOW @ www.OhioRealEstateAuctions.com

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