



ONLINE REAL ESTATE AUCTION

40 Southmoor Circle NE

Kettering, Ohio 45429

Bidding Ends:

Tuesday, August 6th @ 2:00pm

Zestimate \$308,000 - Bid Your Price @ Auction!

Bid NOW @ OhioRealEstateAuctions.com

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 3,473+/- SF Move-in Ready, Freestanding Professional Building on .2587 acre lot with attractive front entrance and handicap entrance in rear. Current configuration includes reception area with waiting room, 2 exam rooms/offices, 1 large office in front, a large open frame room area, breakroom and loft style large rooms for office/conference/storage on the upper level. Includes 14 parking spaces and only 2 year old roof. Optimally located across from the bustling Town & Country Shopping Center. Property boasts unlimited possible uses with up to 3 units!

MONTGOMERY COUNTY PID's: N64 00604 0010; **ANNUAL TAXES:** \$7593.55

INSPECTIONS: July 27 & August 3 ~ 1pm to 2pm

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 after auction end. Close on or before September 5, 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.

Tim Lile – Auctioneer ~ (937)689-1846

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Selling in Cooperation with Tracey Herron of equity Commercial RE Services

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