



## LIVE ONSITE REAL ESTATE AUCTION

4905 - 4915 N. Dixie Drive & 4521 Frederick Pike  
Dayton, Ohio 45414

Saturday, September 7<sup>th</sup> @ 10:00am

6 Parcels ~ Offered in 3 Tracts & In Combination

*Montgomery County Case #2024EST00359*

Carolyn Prater - Executor ~ Anthony R. Cicero - Attorney

Online Pre-Bidding  
& Auction Day  
Simulcast Bidding  
Available



**TRACT 1: 4905 - 4907 N. Dixie Dr., Dayton, OH 45414** - 6,300+/- SF, multi-use commercial building on .7+/- acre lot. Includes 2 car garage plus warehouse with 3 overhead doors, loading dock, security lighting, private lot. High visibility on N Dixie, heavy traffic volume, lighted intersection. PID: E21 24118 0009; Taxes: \$6,403.

**TRACT 2: 4915 N. Dixie Dr., Dayton, OH 45414** - Two-story brick church building converted for commercial use. Main floor features reception area, office space, storage and kitchenette. 2nd floor is open and currently used for storage. Attached 2 car garage with overhead door. Basement gives additional storage and work area. Detached warehouse with over 4100sf all on .865+/- acre lot. PID: E21 24118 0011; Taxes: \$10,860.

**TRACT 3: 4521 Frederick Pike, Dayton, OH 45414** - 5,860+/- SF, multi-use commercial building on 4 parcels totaling 1.237+/- acres. Front and rear overhead doors. PID's: E21 24118 0010 & R72117204 0021, 0022, 0023; Taxes: \$5,265.

**INSPECTIONS:** August 20th, 27th & September 6th ~ 12:00pm to 2:00pm

**TERMS:** 6 Parcels will be offered in 3 Tracts, individually and in combination subject to Executor Confirmation AND The Elbert Lee Hale Estate's ability to obtain release of federal liens AND Probate Court Approval. Properties selling As-is, with no contingencies for financing, inspection or otherwise. All desired inspections must be completed prior to Auction Day. Buyer(s) pay all closing costs. 10% Buyer's Premium will be added to winning bid(s) to establish final contract selling price(s). Short tax proration.

**DEPOSIT AND CLOSING:** 10% deposit at the conclusion of bidding OR by the end of business on Monday, September 9, 2024 if winning bidder(s) participate remotely via online bidding. Closing required within 30 days of the date that the Estate obtains release of federal liens AND Probate Court approval. In the event the Estate is unable to obtain said release and Probate Court approval prior to November 6, 2024, winning bidder(s) will be given the option to extend the closing date or request a refund of their deposit(s) and void the sale.

**\* 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.

**Realtor Participation:** Contact Auctioneer for terms & requirements.

**Tim Lile – Auctioneer**  
(937)689-1846

**TimLileAuctioneer@gmail.com**

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

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