



## ONLINE REAL ESTATE AUCTION

8514 N. Main Street  
Clayton, Ohio 45415

Bidding Ends:

**Tuesday, July 8<sup>th</sup> @ 1:00pm**

**Tax Appraised Value \$389,190 ~ Minimum Bid ONLY \$100!**

**Online  
Bidding  
Only**



**PROPERTY DESCRIPTION:** 6,110+/- SF, 2 Story office Building on 3 parcels totaling .53+/- acres. Walkout lower level (no elevator). Close proximity to I-70, Miami Valley North Hospital, all amenities and 11 minutes from Dayton International Airport.

**MONTGOMERY COUNTY PID'S:** M60 16314 004; M60 16314 005; M60 16314 006

**ANNUAL TAXES:** \$13,154

**INSPECTION:** 6/28 ~ 1pm to 2pm & 7/7 ~ 3pm to 4pm

**TERMS:** All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells as-is with no contingencies for financing, inspections or otherwise subject to \$100 minimum bid. 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 the 10% buyer premium amount by end of business on day after auction end. Close on or before August 7, 2025 through M & M Title Company.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** \$100 up to \$50,000; \$250 from \$50,000 to \$100,000; \$500 thereafter

**Max Bid:** When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in the appropriate increment 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**

**TimLileAuctioneer@gmail.com**

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

**Selling in Cooperation with Mark Fornes Realty**

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