

ONLINE REAL ESTATE AUCTION

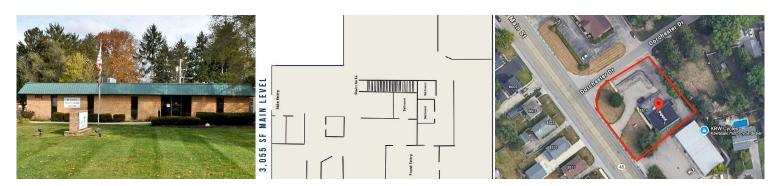
8514 N. Main Street Clayton, Ohio 45415

Bidding Ends:

Online Bidding Only

Tuesday, July 8th @ 1:00pm

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



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: $6/28 \sim 1$ pm to 2pm & $7/7 \sim 3$ pm 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 outbid 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

Selling in Cooperation with Mark Fornes Realty

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