



ONLINE REAL ESTATE AUCTION

516 S. Main Street
Englewood, Ohio 45322

Bidding Ends:

Tuesday, September 9th @ 1:00pm

Bid Your Price @ Auction!

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 1,200+/- SF Vacant Retail Shop w/ walkout Lower Level on .809+/- acre lot. Numerous updates include new LED lighting, luxury vinyl flooring & new paint. 10 Parking spaces. Visible to more than 20,700 cars per day subject is an ideal location for smaller retail user looking to be in a high residential/apartment community in close proximity to all amenities. Conveniently located less than one mile from the heart of Englewood and 1.5 miles from I-70.

MONTGOMERY COUNTY PID: M57 00202 0005 **Annual Taxes:** \$3,934.54

INSPECTIONS: Saturday 9/6 & Monday 9/8 ~ 12pm to 1pm

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 the 10% buyer premium amount by end of business on day after auction end. Close on or before October 9, 2025 through M & M Title Company.

*** ONLINE BIDDING NOTES:**

Bid Increment: online bidding increment for this auction is \$1,000.

Max Bid: When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$1,000 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

(937)689-1846

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Bid NOW @ www.OhioRealEstateAuctions.com



Selling in Cooperation with the APEX Commercial Group

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