



ONLINE REAL ESTATE AUCTION

3075 Governor's Place Blvd., Suite 210
Kettering, Ohio 45409

Bidding Ends:

Tuesday, October 7th @ 2:00pm

Tax Value \$758,180 ~ Bid Your Price @ Auction!

**Online
Bidding
Only**



Property Highlights

- **4,659± SF Class A Office Space Available:** Ideal for businesses seeking a professional and modern environment.
- **Flexible Medical/Office Design:** Featuring multiple exam rooms with sinks, this space can easily be adapted to meet general office or specialized medical needs.
- **Ample Parking:** Convenient parking options for both employees and clients, ensuring ease of access.
- **Prime Location with Nearby Amenities:** Located in Governors Place, one of Kettering's premier office parks, situated within walking distance of popular restaurants, grocery stores, retail shops, and more, offering convenience for your staff and visitors.
- **Convenient Access to Major Highways:** Just minutes from I-75, I-675, and Downtown Dayton, providing excellent connectivity for easy commuting and client access.

MONTGOMERY COUNTY PID's: N64 51408T0003 &
N64 51408 0003

ANNUAL TAXES: \$29,491

INSPECTIONS: Saturday 9/27, Saturday 10/4 & Monday 10/6 ~ 10:00am to 11:00am or by appointment.

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's Premium by 12:00pm on October 8, 2025. Close on or before November 6, 2025 through M & M Title Company.

* ONLINE BIDDING NOTES:

Bid Increment: Required bidding increment is \$1,000.

Max Bid: Place your 'max bid' in the bid box, click the bid button and select whether you want to raise to your maximum or bid the next increment allowing the system to bid on your behalf up to your max bid. You will be notified by email and or text if your maximum is exceeded by another bidder if you enable texts and emails.

Bid Extensions: If a bid is placed in the last 3 minutes before the scheduled auction end time, bidding will extend back out to 3 minutes. Bid extensions will continue until a 3-minute period of time elapses after the stated auction end time with no advance in the bidding.

Tim Lile – Auctioneer/Asset Advisor

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Bid NOW @ www.OhioRealEstateAuctions.com



Selling in Cooperation with the APEX Commercial Group

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