



## ONLINE REAL ESTATE AUCTION

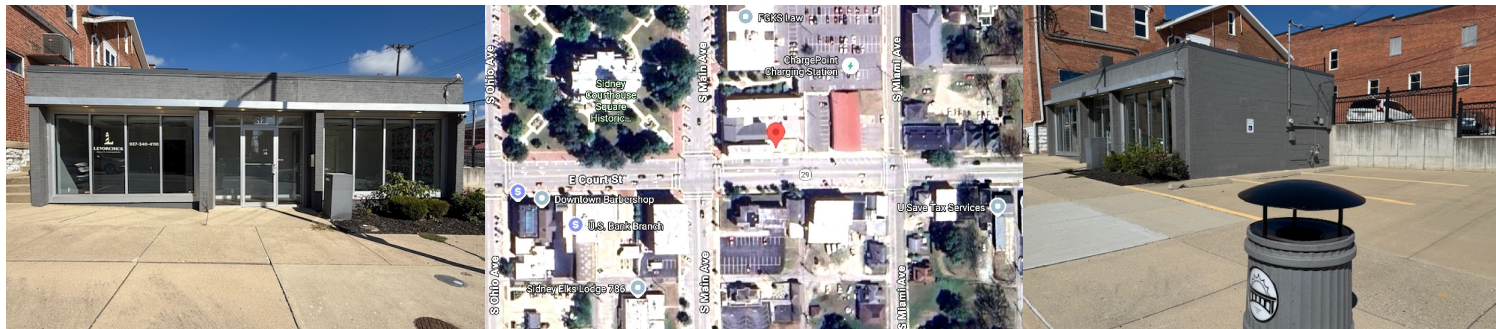
121 E. Court Street  
Sidney, Ohio 45365

Bidding Ends:

**Tuesday, October 28<sup>th</sup> @ 2:00pm**

**Bid Your Price @ AUCTION!**

**Online  
Bidding  
Only**



**PROPERTY DESCRIPTION:** 851+/- SF, free-standing office building with 2 separate suites on .05+/- acre lot. Property has 3 off-street parking spaces plus ample FREE street parking. Fully updated and move-in ready! Strategically located in the charming Court Square District of Sydney, Ohio only 1 block from the iconic "The Spot to Eat" restaurant, a Sidney staple since 1907. Subject has easy arterial access to I-75 40 minutes from the Dayton International Airport.

**SHELBY COUNTY PID:** 01-1836230.026    **Annual Taxes:** \$1,240

**INSPECTIONS:** Mondays October 20 & 27 ~ 11:00am to 12:00pm

**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 within 24 hours after after auction end. Close on or before November 26, 2025 through M & M Title Company.

**\* 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.

**Bid Extensions:** If a bid is placed in the last 3 minutes before the scheduled auction end time, bidding will extend for an additional 3 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)**

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