



ONLINE REAL ESTATE AUCTION

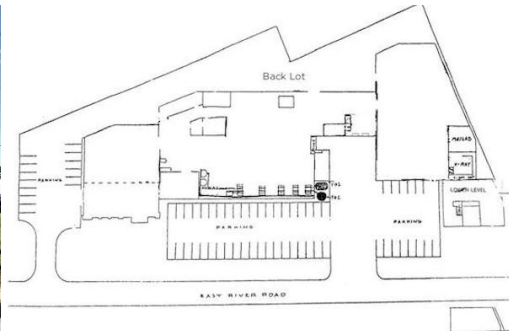
2681 E. River Road
Moraine, Ohio 45439

Bidding Ends:

Tuesday, December 16th @ 2:00pm

Tax Value: \$1,095,180 ~ Bid Your Price @ Auction!

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 51,610+/- SF former manufacturing facility on 3+/- acres. Zoned M-1. Building has significant office space, large open areas with high ceilings and numerous dock doors. Excellent arterial access approximately 1 mile from I-75.

MONTGOMERY COUNTY PID: J44 04105 0083

Annual Taxes: \$36,740

INSPECTIONS: Saturday 12/13 & Monday 12/15 ~ 10am to 11am (Bring a Flashlight)

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 January 15, 2026 through M & M Title Company.

* ONLINE BIDDING NOTES:

Bid Increment: \$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 3 minutes before the scheduled auction end time, bidding will extend for an additional 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.

Realtor Participation: Contact Auctioneer for terms & requirements.

Tim Lile – Auctioneer/Asset Advisor

(937)689-1846

TimLileAuctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com



Selling in Cooperation with the APEX Commercial Group

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