



## ONLINE REAL ESTATE AUCTION

**4401/4415 Dayton Liberty Road**

**Dayton, Ohio 45417**

**Bidding Ends:**

**Tuesday, February 17<sup>th</sup> @ 2:00pm**

**2 Parcels on 12+ Acres Offered Separately & Together**

**Online  
Bidding  
Only**



**PROPERTY DESCRIPTION:** Subject offers easy access to Downtown Dayton with excellent arterial access to I-35 & I-75 in a high access area with 32,000 vehicles per day on I-35 and 12,447 on S. Gettysburg Ave. Currently zoned SR-2 (Suburban Residential). Significant redevelopment opportunity!

**Lot 1: 4401 Dayton Liberty Road ~ Former Watkins Academy Campus** built in 1999 includes 8 attached steel frame buildings totaling 70,610+/- SF of classroom, office and storage spaces on 6.588+/- acres.

**PID:** R72 16901 0074. **Annual Taxes:** \$22,558

**Lot 2: 4415 Dayton Liberty Road ~ Former YMCA** built in 1978 23,100+/- SF building with offices, locker rooms, basketball court and swimming pool on 5.58+/- acres.

**PID:** R72 16901 0064. **Annual Taxes:** \$7,534

### **Lot 3: Combination of Lots 1 & 2**

**INSPECTION:** Saturday, February 14<sup>th</sup> ~ 11:00am to 1:00pm

**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(s) will be required to deposit the 10% buyer premium amount by end of business on day after auction end. Close on or before March 19, 2026 through M & M Title Company.

### **\* ONLINE BIDDING NOTES:**

**Bid Increment:** \$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. If one Lot extends, all lots extend. Bid extensions will continue until a 3-minute period of time elapses after the stated auction end time with no advance in 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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