



ONLINE REAL ESTATE AUCTION

1009-1011 S. Main Street
Miamisburg, Ohio 45342

Bidding Ends:

Tuesday, April 21st @ 2:30pm

Bid Your Price @ Auction!

**Online
Bidding
Only**



Property Highlights: *4,012± SF Flex building on 0.94± acres. *2,500± SF Warehouse. *1,512± SF two-story office – 756± SF per floor - 11' Clear height. *Two OH doors (10' x 8'). *Two restrooms. *1,400± SF Duplex. *Zoned GB - General Business. City has stated site can be easily rezoned. *Located in a highly trafficked area with over 7,200 vehicles per day on S. Main Street. *Current use allows for auto parts/accessory stores, office, pawn shop, auto/truck rental, drive-thru stores, tattoo parlor, and various other uses. *Flex building currently occupied, while duplex is vacant. Call Auctioneer for details on rents.

MONTGOMERY COUNTY PID: K46 00503 0003

ANNUAL TAXES: \$4,038

INSPECTIONS: Tuesday 4/14 ~ 3pm to 4pm & Saturday 4/18 ~ 9am to 10am

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 May 21, 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

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Bid NOW @ www.OhioRealEstateAuctions.com



Selling in Cooperation with the APEX Commercial Group

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