

OhioRealEstateAuctions

LLC

ABSOLUTE ONLINE REAL ESTATE AUCTION!

SELLS TO THE HIGHEST BIDDER REGARDLESS OF PRICE!

3440 OFFICE PARK DRIVE
KETTERING, OHIO 45439

5,108+/- SF
OFFICE BUILDING
ON .424+/-
ACRE LOT



BIDDING ENDS:
TUESDAY,
SEPTEMBER 8TH
@ 2:30PM



NO MINIMUM • NO RESERVE!
BID YOUR PRICE & BUY!

PROPERTY FEATURES:

- ✓ 5,108+/- SF Office Building
- ✓ Built in 1966
- ✓ Multiple Offices
- ✓ Large Reception Area
- ✓ Lobby
- ✓ Ample Off-Street Parking
- ✓ Easy Access to I-675
- ✓ Great Professional Location!



TAX VALUE: \$260,120 | ANNUAL TAXES & ASSESSMENTS: \$7,128



TERMS OF SALE:

Property sells to the highest bidder regardless of price in as-is condition with NO contingencies for financing, inspections or otherwise. All desired inspections must be conducted prior to auction end. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs. Clean deed at closing with no back taxes or other encumbrances.



DEPOSIT & 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 October 8, 2026 through M & M Title Company.



ONLINE BIDDING NOTES:

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.

Realtor Participation: Contact Auctioneer for terms & requirements.



PID:

N64 03305 0022

Disclaimer: Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC, Auctioneers, nor their agents will be responsible for any errors or omissions regarding information provided by same. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same. In all reserve auctions, Seller & Seller's agent's are permitted to place bids as provided for in the Ohio Revised Code & the Uniform Commercial Code. This right is negated in the case of an absolute auction. All auctions are considered with reserve unless specifically presented as absolute.

PHOTOS NOTE: Some photos have been enhanced via AI to remove clutter which may result in some variances. Bidder's are strongly encouraged to attend a Public Preview.

TIM LILE — AUCTIONEER

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BID NOW!

www.OhioRealEstateAuctions.com

EASY.
SECURE.
ONLINE.

SELLING IN COOPERATION WITH:

MARK FORNES REALTY