ONLINE-ONLY

ABSOLUTE REAL ESTATE AUCTION

422 BACON STREET

Dayton, Ohio 45042

BIDDING ENDS

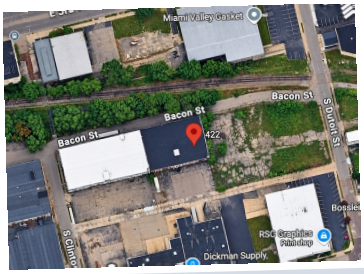
DECEMBER 1

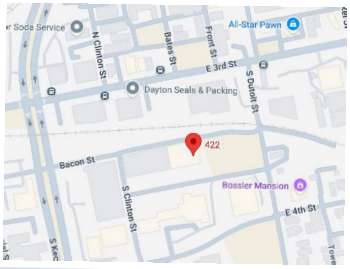
TUESDAY | 3:00pm



SELLS TO THE HIGHEST BIDDER REGARDLESS OF PRICE







PROPERTY DESCRIPTION: Approximately 58,220+/- SF, three-story, industrial/warehouse building constructed in 1893 over a full basement. Includes 1,200+/- SF office/retail area; loading dock; 2,500LB capacity hydraulic freight elevator; paved off-street parking and loads of character all situated on .59 acre lot.

MONTGOMERY COUNTY PID's: R72 00613 0008; R72 00613 0014; R72 01202 00603
ANNUAL TAXES: $4,921

PUBLIC PREVIEWS: November 21st, 28th, 30th ~ 10:00am to 11:00am

TENANT/LEASE: Tenant has vacated the property but remains under lease through May 31, 2027 paying $4,329.10 per month. Lease is transferable. No deposit will transfer.

ENVIRONMENTAL: Subject passed Phase I inspection in 2021.

TERMS: All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells as-is to the highest bidder regardless of price subject to no minimum bid and no reserve. There will be no contingencies for financing, inspections or otherwise. All desired inspections should be conducted prior to bidding. A 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 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 December 31, 2026 through M & M Title Company.



TIM LILE
Auctioneer

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