



Absolute Real Estate Auction

Thursday, August 27th @ 10:30am

Auction held on-site at:

8769 Main St., N.

Clayton, Ohio 45315



Online Bidding available at www.BidNowllc.com

Sells to the Highest Bidder Regardless of Price!

No Minimum & No Reserve!



Description: 8,442 SF, 2-Story Brick Professional Building built in 1992. Property has a full basement, elevator serving all three floors, and 5,200 sf of black top parking area. Top floor currently leased through April 2016 at \$3,780 per month. Main level is vacant with 6 offices, reception area, nurses station and private entry to back-office area offering a great opportunity for an owner-occupant. Tax appraised at \$524,180.

Open Inspections: Tuesday, August, 18th 10:00am to 11:00am & Saturday, August 22nd 10:00am to 11:00am

Montgomery County PID: M60 16313 0237 **Annual Taxes:** \$16,937.20

Terms: Sells As-is to the highest bidder regardless of price subject to no minimum and no reserve with no contingencies for financing or inspection. 10% buyer's premium in effect. Short tax proration. Buyer pays all closing costs. Warranty deed at closing with no liens or encumbrances.

Deposit and Closing: Successful bidder will be required to deposit 10% of the total contract price by cash or check with proper ID PAYABLE to M & M Title Company which will be your non-refundable deposit if you are the successful bidder. Close within 30 days of Auction.

Realtor Participation: Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 48 hours prior to auction; 2) Accompany your client to a scheduled Inspection; 3) Accompany your client to the auction; 3) Guide buyer to closing. **NOTE: If bidding online, you must register your client prior to their registering online.**

Tim Lile, CAI - Auctioneer

(937)689-1846

timlileauctioneer@gmail.com

Ohio Real Estate Auctions, LLC

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