

ONLINE ONLY COMMERCIAL RETAIL REAL ESTATE AND EQUIPMENT AUCTION

1345 SOUTH DETROIT AVENUE, TOLEDO, OHIO 43614

BIDDING ENDS: THURSDAY, AUGUST 15, 2024 at 12:00 pm



Owners currently use the building as a Bakery and Coffee Retail Shop. Owner relocating out of State. Operating Retail Shop with unlimited potential. Excellent for commercial investor or owner operator. Property was a restaurant before the bakery moved in. This is an ideal location for a vape shop, hair salon, laundry mat, coffee shop, or convenience store. Owners meticulously renovated into a dream bakery. Regular customer base from University Medical Center. A bakery or coffee house buyer could step right in a take over. **REAL ESTATE STARTING BID IS \$99,000.** Unlimited potential to add on for money making strip center.

PROPERTY INFORMATION:

Lot Size	142 x 111	County	Lucas
Acres.....	0.34+/-	Half Year Taxes.....	\$1,278.76
No. of Restrooms.....	1	TD Parcel No.	18-08548
Square Feet	1,305+/-		



OPEN HOUSE:

Tuesday, August 6, 2024 from 11:00 am - 12:00 pm
Tuesday, August 13, 2024 from 12:00 pm - 1:00 pm



DIRECTIONS:
Just North of Glendale.

TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and will need to be completed. Next you'll receive an email indicating you **must provide proof of funds** from your bank that you have sufficient funds to cover the required earnest money down payment before online bidding is enabled and you receive a bid number. This may be accomplished by emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$5,000 earnest money deposit.**

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title & Escrow, immediately following the auction, in the amount of **\$5,000.** The successful online bidder will be notified immediately following the closing of the auction and Purchaser needs to sign and return purchase contracts as soon as possible and no later than 24 hours post auction via electronic signature or in person. Balance will be paid in full at closing on or before **40 Days after acceptance.**

TITLE: A guaranteed certificate of title will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Midland Title; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, and the Non Refundable Earnest Money Deposit Agreement.

BROKER PARTICIPATION: Broker participation is welcomed - call for registration forms and guidelines at 419-865-1224 or obtain online under Resources.

BUYER'S PREMIUM: Properties will be sold with a ten (10%) percent buyer's premium. The bid amount plus buyer's premium equals the final purchase price.

EXTENDED BIDDING: This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

AGENCY: Auctioneer is a seller's agent.

WEBSITE UPDATES: Please refer to the website for updated information on occupancy, rents, or changes at www.pamelaroseauction.com.

DISCLAIMER: Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records. The property and equipment are selling "As-Is", "Where-Is."

CURRENTLY AN OPERATING BAKERY

PROPERTY FEATURES:

- Near University of Toledo and Medical Center
- Parking Lot and Room To Build A Strip Center
- Approximately 25 Parking Spaces
- Roof - 12 Years Old
- New Hot Water Tank - 1 Year
- Electrical Box
- 220 AMP - Updated 5 Years Ago
- Public Water / Sanitary Sewer
- Natural Gas / Forced Air Heating

ALL EQUIPMENT is selling separately from the real estate. See online for list of equipment. **STARTING BID FOR THE EQUIPMENT IS \$10,000!**



View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!



Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

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