



HELMINIAK
REAL ESTATE
& AUCTION

MINIMUM BID \$40,000

ONLINE ONLY AUCTION COMMERCIAL VACANT LAND

7120 NIGHTINGALE DR. HOLLAND, OH 43528

ONLINE BIDDING ENDS MARCH 28, 2024 @ 12PM



TERMS AND CONDITIONS:

AUCTION REGISTRATION: You must register at [HELMINIKAUCTIONS.HIBID.COM](https://helminiakauctions.hibid.com) for this ONLINE ONLY Auction. The online bidding ENDS Thursday, March 28th at 12PM.

EARNEST MONEY DEPOSIT: A \$5,000 Deposit will be required to be collected within 24 hours from the successful bidder(s). The deposit must be in the form of a CASHIER'S CHECK, ELECTRONIC TRANSFER or PERSONAL CHECK made out to the title company. The remaining balance will be due at closing no later than April 29, 2024. The final bidder's check will be deposited into the title company's escrow account, which will then be credited to the Buyer upon closing. The terms of the contract are non-negotiable and if the Buyer fails to close, the deposit is non-refundable. The Buyer understands and agrees the earnest money deposit will be released to the Seller and Helminiak Real Estate & Auction, LLC.-Key Realty.

TITLE: The Seller agrees to furnish clear title with a guaranteed certificate of title at closing, at Seller's expense. Buyer is responsible for their portion of closing fees. Taxes will be pro-rated. Closing must be held at a creditable title company by April 29, 2024.

BROKER PARTICIPATION: We welcome Broker Participation. Please call and register your Buyer 48hrs. prior to auction. A Broker Participation form must be completed in order to register your Buyer. Failure to do so voids the Broker Participation.

BUYER'S PREMIUM: A 10% Buyer's Premium will be added to the final bid. The final bid plus the buyer's premium equals the final purchase price for the property.

AUCTIONEER/BROKER/SELLER DISCLAIMER: The information contained herein is believed to be correct to the best of the Auctioneer's knowledge. The information is being provided for the bidder's convenience and it is the bidder's responsibility to determine the information contained herein is accurate and complete. The property is selling in its 'AS-IS' condition with no warranties expressed or implied. The Auctioneer and assistants are representing the Seller. By bidding on this property, the bidder agrees to all terms and conditions set forth. Any announcements day of auction take precedence over printed material.

AUCTIONEER: CARSON HELMINIAK, Realtor/Auctioneer - Helminiak Real Estate & Auction, LLC.
Licensed and Bonded in favor of the State of Ohio.

REAL ESTATE BROKER: Key Realty LTD.

PROPERTY INFORMATION:

7120 NIGHTINGALE DR. HOLLAND, OH 43528

Parcel ID: 7104533

1.313 ACRE COMMERCIAL LOT -VACANT LAND

Utilities ran to site, asphalt parking lot with 50+ spaces

The 1.313-acre commercial lot boasts a prime location for your next business venture. Situated on vacant land, this property offers the convenience of utilities already running to the site, saving you time and resources. Additionally, you'll find an asphalt parking lot with over 50 spaces, ensuring ample room for both customers and employees. With endless possibilities for development, this lot is the perfect canvas to bring your entrepreneurial vision to life.

Carson Helminiak, Realtor | Auctioneer

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Office: 419-279-4192

BID NOW!



REGISTER NOW >

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