

5825 Weckerly Road, Whitehouse, Ohio 43571  
Office: 419-865-1224 or 877-462-7673  
Online at [www.pamelaroseauction.com](http://www.pamelaroseauction.com)

## BANK OWNED AUCTION

TWO RETAIL BUILDINGS OFFERED TOGETHER OR SEPARATELY

775 SHAWNEE ROAD, LIMA, OHIO 45805

BIDDING ENDS: TUESDAY, MARCH 12, 2019 AT 12:00 PM



**BUILDING #1: MINIMUM BID \$275,000**  
GARDEN CENTER WITH GREENHOUSE FRAME ON 4.95+/- ACRES

**BUILDING #2: MINIMUM BID \$189,000**  
RETAIL STORE ON 2.1+/- ACRES

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Stay Connected:      



Online Only Bidding Ends:  
Tuesday, March 12, 2019  
at 12:00 pm

Property Is Located At:  
775 Shawnee Road  
Lima, Ohio 45805

BANK OWNED RETAIL BUILDINGS AT

# AUCTION

BUILDING #1



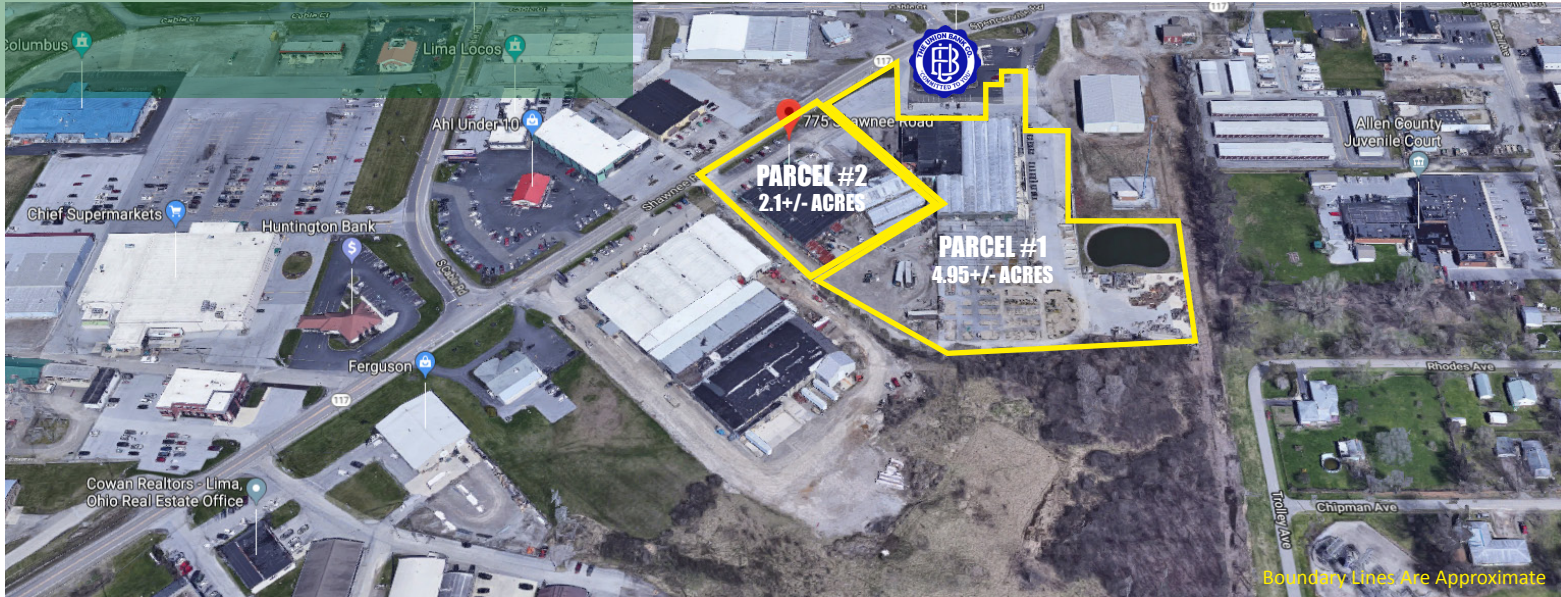
*Former Home and Garden Store / Greenhouse*

Property Is Located At:  
775 Shawnee Road, Lima, Ohio 45805

Online Only Bidding Ends:  
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BANK OWNED RETAIL BUILDINGS AT

# AUCTION



## BANK OWNED RETAIL BUILDINGS

Two buildings offered individually or together.

### BUILDING #1: MINIMUM BID \$275,000

GARDEN CENTER WITH GREENHOUSE FRAME ON 4.95+/- ACRES  
PARCEL No. 46-0206-05-006.000 | HALF YEAR TAXES: \$5,280.17

### BUILDING #2: MINIMUM BID \$189,000

RETAIL STORE ON 2.1+/- ACRES  
PARCEL No. 46-0206-05-007.000 | HALF YEAR TAXES: \$3,154.47

**OPEN HOUSE #1:** Wed., March 6, 2019 from 12 pm - 2 pm

**OPEN HOUSE #2:** Mon., March 11, 2019 from 12 pm - 2 pm

General business commercial zoning of B-2. You can reuse or redevelop. Use your imagination and make your dream come true. Motivated seller. Come bid your price at the Online Auction.

**VIEW MORE DETAILS AND BID NOW AT [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)**

**TERMS & CONDITIONS: AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://www.pamelaroseauction.com) / Online Auctions / Real Estate 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 faxing the proof of funds to 419-865-6594 or emailing to [toni@pamelaroseauction.com](mailto:toni@pamelaroseauction.com) at least 24 hours prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$20,000 earnest money deposit per property**.

**EARNEST MONEY REQUIREMENT:** Winning online bidders must deliver earnest money via wire transfer or cashier's check to Community Title Ltd., immediately following the auction, in the amount of **\$20,000 per property**. 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 **30 Days** after acceptance.

**TITLE:** The Escrow Agent will be Community Title, Ltd; 106 East Market Street, Tiffin, Ohio 44883.

**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Land Survey, and the Legal Description.

**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.

**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](http://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.

**ONLINE BIDDING PLATFORM:** In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

**PRIVACY POLICY AND USER AGREEMENT:** To view our complete Privacy Policy and User Agreement, please visit our website at [www.pamelaroseauction.com](http://www.pamelaroseauction.com).