

ONLINE ONLY COMMERCIAL BUILDING REAL ESTATE AUCTION

4311 DAHLIA DRIVE, TOLEDO, OHIO 43611

BIDDING ENDS: THURSDAY, MAY 2, 2019 at 1:00 pm

WASHINGTON LOCAL SCHOOLS

PROPERTY FEATURES:

New Roof and Windows
40+ Parking Spaces
Rec Room with 10' Ceilings
and Tile Floor
400 AMP Electric Service
(3) Carpeted Offices
Forced Air Heat with New
Central Air



Online Only Auction! Super clean all brick commercial building that is great for a day care, church, or group home located in Washington Local Schools! New roof, windows, and central air. Nothing to do here, just move in! Building features (3) carpeted offices, large eat-in kitchen, (2) restrooms, huge 45 x 29 recreation area with a 10 foot ceiling, covered entry, drinking fountain in common area, and a 40+ space asphalt parking lot.

PROPERTY INFORMATION:

Kitchen:	20 x 11	Lot Acres:	0.88+/-	Elementary:	Shoreland
Rec. Room:	45 x 29	Lot Size:	121 x 307	High School:	Whitmer
Laundry Room:	10 x 7	Foundation:	Slab	Half Year Taxes:	\$1,662.46
Restrooms:	(1) Men's and (1) Women's	Square Feet:	3,540+/-	TD Parcel No.	23-35624

OPEN HOUSE: Monday, April 29, 2019 from 12:00 pm - 2:00 pm.

DIRECTIONS: Suder to Lehman to right on Dahlia.

VIEW MORE DETAILS AND BID NOW AT www.PamelaRoseAuction.com

TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration form available at 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 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 **\$2,500 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title, immediately following the auction, in the amount of **\$2,500**. 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 or by **Saturday, June 1, 2019**.

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; 6545 Weatherfield Ct, Maumee, Ohio 43537; Office: 419-255-0126.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Lead Based Paint, and the Non Refundable 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.

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.

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.

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