

COMMERCIAL / MIXED ZONE

ONLINE LAND AUCTION



PROPERTY LOCATION:
1850 SOUTH REYNOLDS ROAD
TOLEDO, OHIO 43615

ONLINE BIDDING ENDS:
WEDNESDAY, MAY 29, 2019
AT 1:00 PM

MINIMUM BID
\$175,000

PROPERTY INFORMATION

LOT SIZE: 290' x 350'
ACRES: 2.87+/-
FRONTAGE: 290'
ZONED: CR REGIONAL / MIXED ZONE
HALF YEAR TAXES: \$2,287.54
TD PARCEL No. 07-70087

Formerly Offered at \$395,000, now sells at the Minimum Bid of \$175,000 or above. Ideal location for a car lot and other uses include a retail center, veterinary, bar / restaurant, financial, self storage, office, etc. Prime South Toledo location with over 27,000 cars per day and is just 3 minutes to I-80/90 turnpike interchange. Bid your price at the Online Auction at www.PamelaRoseAuction.com.

COMMERCIAL LAND AUCTION

MINIMUM BID \$175,000 - 2.87+/- ACRE LOT WITH 290' OF FRONTAGE
1850 SOUTH REYNOLDS ROAD, TOLEDO, OHIO 43614
ONLINE BIDDING ENDS: WEDNESDAY, MAY 29, 2019 AT 1:00 PM

TERMS & CONDITIONS:

AUCTION REGISTRATION: The online registration form available at www.PamelaRoseAuction.com | Online Auctions | Online Real Estate | Log In / Registration 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 **\$5,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Louisville Title, 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 **Friday, July 12, 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 Louisville Title.

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

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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Directions: North of Glendale/Southwyck Blvd., west side of Reynolds.



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

5825 Weckerly Road, Whitehouse, Ohio 43571

Office: 419-865-1224 or 877-462-7673

Online at www.PamelaRoseAuction.com

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