

ONLINE ONLY AUCTION

FORMER DENTAL OFFICE



104 Main Street
North Baltimore, Ohio 45872

Located in Henry Township

OPENING BID:
\$20,000

2,260+/- square feet located in
Downtown North Baltimore

Online Bidding Ends:
Tuesday, August 10, 2021
at 12:00 pm

PROPERTY INFORMATION

Former Dental Office	Square Feet: 2,260+/-
Receptionist Area	Year Built: 1900
Offices	Remodeled: 2004
Kitchen	School: North Baltimore
Rooms for Storage	County: Wood
Parking In Rear and Across the Street	Half Year Taxes: \$947.78
Lot Size: 0.0689+/- Acres	Parcel No.
No. of Bathrooms: 1 Full	F23-310-350211023000
Foundation: Slab	



Open House: Thursday, August 5, 2021 at 12 pm.

Directions: On Main Street, north of West State St.

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 **Friday, September 17, 2021**.

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 & Escrow; 3103 Executive Parkway, Suite 101, Toledo, Ohio 43606; Office: 419-531-1192.

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

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.

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