

AUTOMOTIVE REPAIR FACILITY



ONLINE AUCTION

MINIMUM BID \$90,000 - SELLS AT THE MINIMUM OR ABOVE



FORMERLY CLIFTON'S AUTO REPAIR - 4409 BENNETT ROAD, TOLEDO, OHIO 43612

BIDDING ENDS: WEDNESDAY, OCTOBER 20, 2021 AT 10:00 AM

ONLINE AUTOMOTIVE REPAIR FACILITY AUCTION

Bid Ends: Wednesday, October 20, 2021 at 10:00 am

4409 BENNETT ROAD, TOLEDO, OHIO 43612



Lot Size 200' x 98'
No. of Baths 2 Half
Foundation Slab / Basement
Square Feet 7,998+/-
Half Year Taxes.... \$2,361.79
TD Parcel No. 13-30851

ONLINE AUTOMOTIVE EQUIPMENT AUCTION!
BIDDING ENDS: MON. OCTOBER 25, 2021 AT 10 AM.
LIFTS, TOOLS, EQUIPMENT, LAWN MOWERS, SCRAP METAL.
VIEW CATALOG, PHOTOS, AND REGISTER TO BID NOW ONLINE.

REAL ESTATE 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 **\$3,000 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 **\$3,000**. 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, December 10, 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; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.; Office: 419-259-5403.

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

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

5825 Weckerly Road
Whitehouse, Ohio 43571



STAY CONNECTED: 

**Open House: 11:00 am - 1:00 pm
Monday, October 18, 2021**

FIRST TIME OFFERED! TRUST LIQUIDATION!

Automotive repair facility - formerly Clifton's Auto Repair - features (6) overhead doors, 580+/- square foot office, and a 760+/- square foot 1 bedroom apartment upstairs. Zoned commercial, fenced parking lot with gate.

MINIMUM BID \$90,000

Don't miss out on this excellent opportunity!

**BROCHURE, PHOTOS, AND BID NOW ONLINE AT
www.PAMELAROSEAUCTION.com
OR DOWNLOAD OUR APP**

OFFICE: 419-865-1224
MICHAEL MURRAY, BROKER, AUCTIONEER, CAI, GRI
PAMELA ROSE, REALTOR®, AUCTIONEER, AARE, CAI



©2021 Pamela K Rose
Auction Co, LLC