

# CHURCH and PARSONAGE



*Martin Luther Lutheran Church To Be Sold At*

MINIMUM BID \$99,900

## ONLINE AUCTION

617 - 619 Nevada Street | 532 Milan Street, Toledo, Ohio 43605

Bidding Ends: Tuesday, May 10, 2022 at 12:00 pm



# CHURCH AND PARSONAGE

## MINIMUM BID \$99,900 ONLINE

# AUCTION

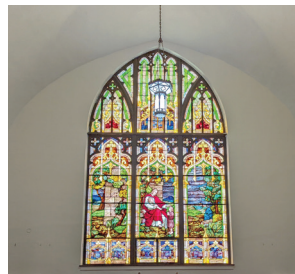
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**617 - 619 NEVADA ST | 532 MILAN ST, TOLEDO, OH 43605**

### PROPERTY INFORMATION

- Newer Boilers In Church
- Boiler Inspection: February 25, 2022
- Stained Glass Storm Windows
- Organ Tuned and Serviced: June 21, 2021
- Handicap Chair Lift to Basement
- Would Make An Ideal **WEDDING VENUE**, Church and Reception - All In One
- See Additional Photos Online

Lot Size ..... 181 x 96  
Foundation ..... Basement  
Church ..... 17,347+/- SF  
Parsonage ..... 3,245+/- SF  
School System..... Toledo Public  
Half Year Taxes..... \$1,646.17  
TD Parcel No. .... 12-27275  
TD Parcel No. .... 12-27274  
TD Parcel No. .... 16-07204



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

5825 Weckerly Road  
Whitehouse, Ohio 43571



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**Open House: 11:00 am - 1:00 pm**  
**Thursday, May 5, 2022**

First time offered! **MINIMUM BID \$99,900** - sells at the minimum or above. This magnificent church was built in 1892 and is in very good condition. The stained glass windows are breathtaking. Includes offices, cafeteria, kitchen, class rooms, and a theater. Also includes a 4 bedroom, 1.5 bath, solid brick, 2 story parsonage, 1 car garage and half acre parking lot behind the parsonage. Martin Luther Lutheran Church has been a landmark in this East Toledo neighborhood. Rare opportunity!

### REAL ESTATE TERMS & CONDITIONS:

**TERMS & CONDITIONS: AUCTION REGISTRATION:** The online registration is available at [www.PamelaRoseAuction.com](http://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](mailto: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, June 24, 2022**.

**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.

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

**EXTENDED BIDDING:** This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

**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.

**BROCHURE, PHOTOS, AND BID NOW ONLINE AT**  
**[www.PAMELAROSEAUCTION.com](http://www.PAMELAROSEAUCTION.com)**  
**OR DOWNLOAD OUR APP**

**OFFICE: 419-865-1224**

MICHAEL MURRAY, BROKER, AUCTIONEER, CAI, GRI  
PAMELA ROSE, REALTOR®, AUCTIONEER, AARE, CAI



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