

# ONLINE ONLY - FORMER CONTRACTORS OFFICE AND WAREHOUSE COMMERCIAL AUCTION

**MINIMUM  
BID  
\$75,000**

4815 NORTH DETROIT AVENUE, TOLEDO, OHIO 43612

**BIDDING ENDS: WEDNESDAY, MAY 25, 2022 at 12:00 pm**



Boundary Lines Are Approximate

**METICULOUS  
INTERIOR!**

### PROPERTY FEATURES:

- Warehouse / Service Center
- Lobby and Office
- Fenced Lot
- 3 Overhead Doors
- High Ceilings
- Asphalt Lot
- Corner Lot
- Public Water & Sewer

**MINIMUM BID \$75,000** for this commercial building on a corner lot! Former contractors office and warehouse. Meticulous interior, lobby, (1) office and large heated shop / warehouse with 3 overhead doors, high ceilings, and fenced rear area. Owner passed away and took phenomenal care of the building. Ideal location for many uses from contracting, warehouse and storage to auto detail. Upper dormer over office and shop could be 2nd or 3rd offices. New roof approximately 2 years ago.

### PROPERTY INFORMATION:

Lot Size .....	57 x 105	Half Year Taxes: \$1,038.48
Restrooms .....	2 Half	TD Parcel No. .... 22-85281
Square Feet .....	1,944+/-	



**OPEN HOUSE:** Wed. May 18 from 12 pm - 1 pm.  
**OPEN HOUSE:** Mon. May 23 from 3 pm - 5 pm.  
**DIRECTIONS:** Corner of Capistrano, south of Laskey.

### ONLINE CONTRACTORS EQUIPMENT AUCTION!

Bidding Ends: Wednesday, June 1, 2022 at 10:00 am  
Contracting Equipment, Truck, Trailer, and More!

**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 **\$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 **40 Days** after acceptance.

**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, 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. Trustee is a licensed Realtor in the State of Ohio.

View More Details and **BID NOW** Online At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) Or On Our App!



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