

# ONLINE ONLY COMMERCIAL AUCTION



8333 - 8353 WEST CENTRAL AVENUE, SYLVANIA, OHIO 43560

**BIDDING ENDS:** THURSDAY, AUGUST 11, 2022 at 12:00 pm



**MINIMUM BID**  
**\$99,000**

### PROPERTY FEATURES:

- 200' of Frontage
- Detached 680+/- SF Garage
- 1,320+/- SF Barn
- Rental Income of \$9,300 Annually

Online Commercial Land Auction! Minimum Bid Auction \$99,000. Originally offered at \$374,000. Sells at the minimum or above. C2 zoning, 200' X 380' lot, 1.8+/- acres (per auditor). Affordable commercial land in the path of progress. Includes 2 bedroom, 1.5 bath rental house (\$9,300 annual income), detached over sized garage with screened porch, and barn with John Deere mower. West Central is projected to be widened to 4 lanes in the next 10 years. This is an opportunity to make a great long term investment. The rental house will pay for this land. Great Investment!

### PROPERTY INFORMATION:

Lot Size ..... 200 x 380  
Square Feet ..... 1,125+/- (House)  
School System..... Sylvania  
Half Year Taxes..... \$1,609.48  
TD Parcel No. .... 78-63434  
TD Parcel No. .... 78-63427



**OPEN HOUSE:** Tuesday, August 9, 2022 from 11:00 am - 1:00 pm.  
**DIRECTIONS:** West of Centennial Road.

**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 **Tuesday, September 20, 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.

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



**Pamela Rose Auction Company, LLC**  
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