

2 Story Office Building in Perrysburg at Online Auction



27493 Holiday Lane, Perrysburg, Ohio 43551
Bidding Ends:
Thursday, August 25, 2022 at 12:00 pm

Open House

Tuesday, August 23, 2022 from 11 am - 1 pm

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 **\$10,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Louisville Title, immediately following the auction, in the amount of **\$10,000**. 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, October 7, 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 Louisville Title; 626 Madison Avenue, Toledo, Ohio 43604; Office: 419-248-4611.

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.

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.

DIRECTIONS: North of US-20/23 (Fremont Pike).

2 STORY OFFICE BUILDING IN PERRYSBURG TOWNSHIP

ONLINE COMMERCIAL AUCTION



LOCATED DOWN THE STREET FROM THE
NEW FRENCH QUARTER SQUARE SHOPPING PLAZA!

SELLS EXCLUSIVELY AT AUCTION!

27493 HOLIDAY LANE, PERRYSBURG, OHIO 43551
ONLINE ONLY BIDDING ENDS:
THURSDAY, AUGUST 25, 2022 AT 12:00 PM

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!



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

Michael Murray, Broker, Auctioneer, CAI, GRI
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224

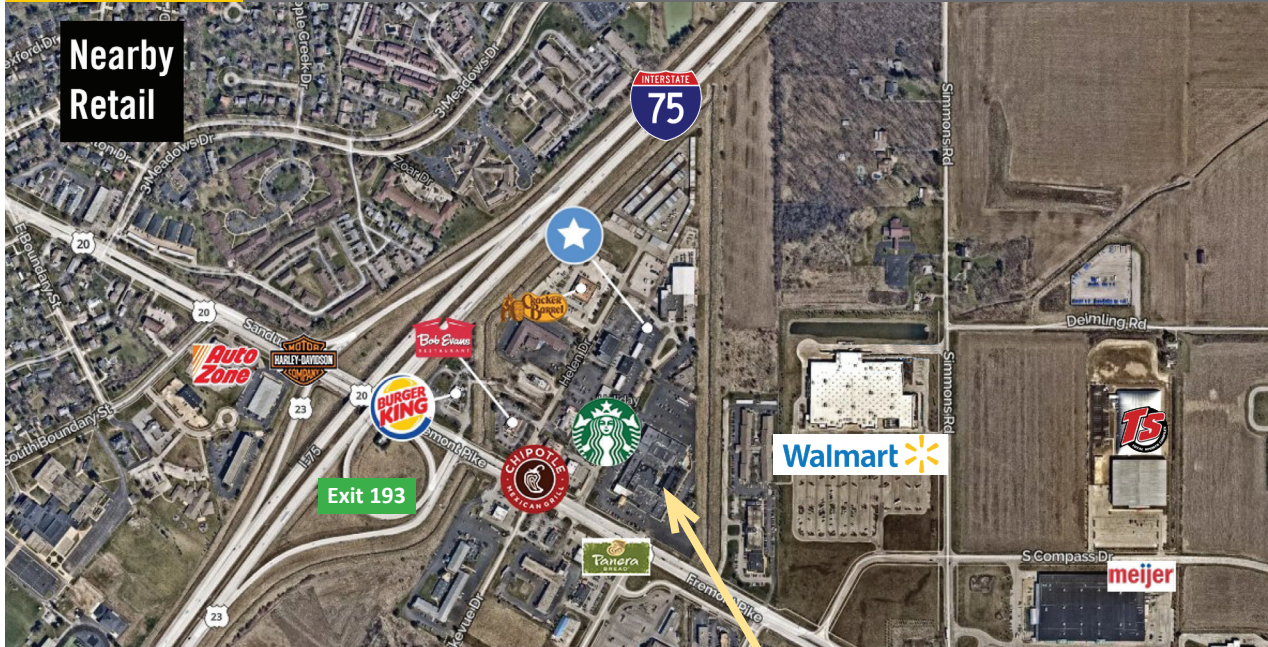
STAY UP-TO-DATE ON SOCIAL MEDIA!



©2022 Pamela
Rose
Auction
Company, LLC

2 STORY OFFICE BUILDING IN PERRYSBURG TOWNSHIP

ONLINE COMMERCIAL AUCTION



Nearby
Retail

First time offered! Being sold exclusively at auction! 6,880+/- square foot 2 story office building in Perrysburg Township (no city tax). Prime location near I-75, the Ohio Turnpike, and the new French Quarter Square shopping plaza.

5,680+/- square feet available, is in excellent condition, and many amenities are close by for your employees. The building features two 1,200+/- square foot units and two 1,800+/- square foot units that are ideal for owner occupant, investment, and 1031 exchange.

OPEN HOUSE:

Tuesday, August 23, 2022 from 11:00 am - 1:00 pm



PROPERTY ADDRESS:

27493 Holiday Lane
Perrysburg, Ohio 43551

DIRECTIONS:

North of US20/23 (Fremont Pike)

PROPERTY FEATURES

- Possible 10% Cap Rate
- New Rubber Roof in 2015
- 48 Parking Spaces
- 11 Foot Ceilings
- All (4) Hvac Units Replaced Since 2019
- Vibrant Business Growth Sector
- Secure Upstairs Tenant
- Upper And Lower Kitchenettes
- Perrysburg Township, No Income Tax

OTHER INFORMATION

Lot Size: 78 x 185 x 150 x 175
No of Bathrooms: 2 per Floor
Foundation: Slab
Square Feet: 6,880+/-
Township: Perrysburg
County: Wood
Half Year Taxes: \$4,904.15
Parcel No.
P60-400-090101011000



VIEW MORE DETAILS AND BID NOW ONLINE AT

www.PamelaRoseAuction.com or Download Our App

ONLINE ONLY BIDDING ENDS:

THURSDAY, AUGUST 25, 2022 AT 12:00 PM