

COMMERCIAL
BUILDING
ON LARGE
CORNER LOT IN
HIGH TRAFFIC AREA

BIDDING ENDS
WEDNESDAY,
OCTOBER 26, 2022
AT 12:00 PM

ONLINE REAL ESTATE AUCTION



Zoned CR10 - Commercial Regional



Ideal For
A Variety Of
Commercial
Uses!

3032 - 3034 - 3036 STICKNEY AVENUE
TOLEDO, OHIO 43608

Open House: Monday, October 24, 2022 at 4:00 pm or Drive By Anytime

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3032 - 3034 - 3036 Stickney Avenue, Toledo, Ohio 43608
Bidding Ends

Wednesday, October 26, 2022 at 12:00 pm

OPENING BID \$10,000!

High traffic commercial lot across from Woodward High School and Stadium. Existing car wash on large corner lot that is also ideal for a variety of commercial uses including convenience store, restaurant, or retail. Many improvements including new roof and interior and exterior electrical in 2019 plus interior and exterior paint, fencing, and facade.



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| <ul style="list-style-type: none"> • Car Wash • Commercial Corner Lot • (5) Bays • Masonry Construction • Asphalt Parking • 31+ Parking Spaces • Zoned CR-10 • New Electrical in 2019 | <ul style="list-style-type: none"> • New Rubber Roof in 2019 • New Front Shingles of Exterior Facade • New Interior and Exterior Paint • Hoses, Brushes (some new), Vacuum's Included | <p>Lot Size100 x 140
 Building.....2,290+/- SF
 Half Year Tax ..\$690.93
 TD Parcel.....14-25514
 TD Parcel.....14-25511
 TD Parcel.....14-25507</p> |
|---|---|--|



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 **\$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 **20 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.
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 Or On Our App!



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Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224

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