

# Online Real Estate Auction



549 Navarre Avenue, Toledo, Ohio 43605

Bidding Ends:

Wednesday, November 2, 2022 at 12 pm

### Open House

Monday, October 24 from 1:00 pm - 2:00 pm

Monday, October 31 from 11:00 am - 12:00 pm



**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 **\$10,000 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 **\$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 **60 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 the Purchase Agreement, Agency Disclosure, Lead Based Paint, 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.

**DIRECTIONS:** Corner of Church and Navarre.

# WILLIE J'S BAR AT ONLINE AUCTION



**D5 and D6 Liquor License!**

**LANDMARK LOCATION IN TOLEDO!**

**549 NAVARRE AVENUE | 702 CHURCH STREET  
TOLEDO, OHIO 43605**

**BIDDING ENDS**

**WEDNESDAY, NOVEMBER 2, 2022 AT 12:00 PM**

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



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

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

STAY UP-TO-DATE ON SOCIAL MEDIA!



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Online Commercial Auction of a Landmark Location!

Willie J's Bar located at  
549 Navarre Avenue | 702 Church Street  
Toledo, Ohio 43605

Instant money maker with established clientele. Established business and location includes real estate, equipment, and D5 and D6 liquor license. Real Estate has been completely renovated with licensed contractors with over \$350,000 put into this property. Improvements include: electrical, plumbing, HVAC, AC, interior and exterior, floors, walls, kitchen, awnings, doors, ramps, balcony, stonework, fencing, and the roof has been resurfaced and sealed. Every inch redone including restrooms, ceilings, ductwork, flooring, joist for flooring, windows, and significant top of the line stereo system and lighting systems.

This is a dream property that is ready for the next owner. Make it your own. Upper level luxury apartment that is fabulous with custom kitchen, balcony off bedroom, living room, 2 bedrooms, and large high end bathroom that is completely new!

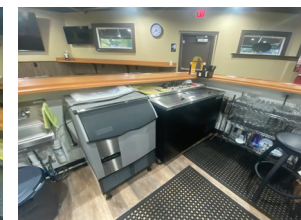
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## PROPERTY INFORMATION

- Located on a Corner Lot
- Building with Upper Balcony
- Included Luxury Apartment
- Handicap Accessible
- Private Parking Lot
- Established Business
- All New Restaurant Equipment Included
- Lighting and Sound Systems Included
- D5 and D6 Liquor License Included
- Public Water
- Public Sewer
- Sonos Speakers on Ceiling
- Sonos Amplifier Throughout the Bar
- Can Lights Throughout
- Security Alarm: (6) Interior Camera's and (12) Exterior Camera's
- Dance Floor
- Liquor Display Cabinet
- Cash Register
- Commercial Microwave
- Upright Bottle Cooler
- Under Counter Refrigerator
- Commercial Pizza Oven
- Under Counter Water Cooler
- (4) Base Sinks / Hand Washing Sink
- Ice Machine
- Dispenser Wand for Pop and Juices
- Men's and Women's Restrooms
- Basement Has Room for Storage



- Foundation: Crawl
- Lot Size: 63 x 110
- County: Lucas

- Half Year Taxes: \$988.84
- TD Parcel No. : 16-26737
- TD Parcel No. : 16-26731



Pamela Rose, REALTOR®, Auctioneer, AARE, CAI | Office: 419-865-1224 | Email: pam@pamelaroseauction.com

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