

5825 Weckerly Road, Whitehouse, Ohio 43571

Office: 419-865-1224 or 877-462-7673

Online at www.PamelaRoseAuction.com

Auction Associates

Roger Turner, REALTOR®, Auctioneer, AARE, CAI and Pamela Rose, REALTOR®, Auctioneer, AARE, CAI

TURN KEY RESTAURANT AUCTION

TURN KEY RESTAURANT IN PERRYSBURG TOWNSHIP - ONLINE AUCTION

7250 STATE ROUTE 795 (AVENUE ROAD), PERRYSBURG, OHIO 43551

BIDDING ENDS: THURSDAY, SEPTEMBER 26 AT 12:00 PM



OPEN HOUSE DATE AND TIME:

Tuesday, September 17, 2019 at 12:00 pm

TERMS & CONDITIONS:

AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com | Online Auctions | Online Real Estate | Log In / Registration 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 faxing the proof of funds to 419-865-6594 or emailing to toni@pamelaroseauction.com at least 24 hours prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$7,500 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title, immediately following the auction, in the amount of **\$7,500**. 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 **45 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 Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karey Donley; 419-530-0001.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, and the 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.

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.

ONLINE BIDDING PLATFORM: In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

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STAY CONNECTED:



TURN KEY RESTAURANT IN PERRYSBURG TOWNSHIP

AUCTION



- Property Is Being Sold Online -
Opening Bid of \$200,000

7250 State Route 795, Perrysburg, Ohio 43551
I-75 to East on State Route 795

Online Bidding Ends:

Thursday, September 26, 2019 at 12:00 pm

Bid Online at www.PamelaRoseAuction.com

Open House: Tuesday, September 17, 2019 at 12:00 pm



Serving The Auction
Industry For 25 Years

Turn Key Restaurant at Opening Bid of \$200,000!

7250 State Route 795 (Avenue Road), Perrysburg, Ohio 43551
Online Bidding Ends: Thursday, September 26, 2019 at 12:00 pm



Turn Key Restaurant at **Opening Bid \$200,000** (building and land would cost approximately \$3,000,000 to build new). Prime location on SR-795 in Perrysburg Township. Close to new First Solar building, Amazon Distribution Center, Dayton Freight, and the Walgreens Distribution Center. Property has left turn lane on east bound SR-795 for easy entrance and exit.

AREA ATTRACTIONS

The Toledo Zoo
Toledo Walleye / Toledo Mud Hens
The Town Center at Levis Commons
Crossroads Centre

PROPERTY FEATURES

Turn Key Restaurant
Plenty of Parking
Drive Thru Window
Includes Most Equipment
Includes All Tables and Fixtures
Fast Growing Area
Public Water and Sewer

OTHER INFORMATION

Lot Size: 1.5 Acres
Square Feet: 4,240+/-
No. of Bathrooms: 3
Foundation: Slab
County: Wood
School System: Rossford
Half Year Taxes: \$6,020.98
Parcel No. P57-300-360401038000

REGISTER AND BID NOW ONLINE AT
www.PamelaRoseAuction.com

PROPERTY LOCATION



Numerous Businesses, Schools, and Colleges Nearby!

