



**Pamela Rose**  
Auction Company, LLC

DOWNTOWN RETAIL STOREFRONTS AND APARTMENTS.  
INCOME PRODUCING. NEVER OFFERED BEFORE!

# ONLINE AUCTION



TO BE SOLD ONLINE ONLY  
WITH BIDDING ENDING ON

**Tuesday,  
January 28,  
2020  
at 12:00 pm**

COMMERCIAL PROPERTY IS LOCATED IN DOWNTOWN TOLEDO AT

**1919 Monroe Street, Toledo, Ohio 43604**







## 1919 Monroe Street, Toledo, Ohio 43604

**Property Description:** Downtown Toledo Find! All brick freestanding building with 3 storefronts and 2 apartments, private courtyard area and parking area! Income producing property with restaurant just blocks from the Toledo Art Museum, Mercy College, Huntington Center, Fifth Third Field, downtown attractions, waterfront, entertainment district, and restaurants. The Toledo downtown area has become the place to live and this long term owner is cashing out after almost 30 years. Seller will consider pre-auction offer.

BID NOW ONLINE AT [WWW.PAMELAROSEAUCTION.COM](http://WWW.PAMELAROSEAUCTION.COM)

### Property Details:

Parcel No. 10-23627  
 Half Year Taxes: \$2,713.55  
 Square Feet: 9,800+/-

No. of Bathrooms: 2 (Restaurant)  
 Acres: 0.2355+/-  
 Parking Spaces: 30+/-

### Open House Date and Time:

Tuesday, January 14, 2020  
 from 12:00 pm - 1:00 pm

Monday, January 27, 2020  
 from 12:00 pm - 1:30 pm



**TERMS & CONDITIONS: AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://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 [info@pamelaroseauction.com](mailto:info@pamelaroseauction.com) 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 **\$10,000 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 **\$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 **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](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.

**PRIVACY POLICY AND USER AGREEMENT:** To view our complete Privacy Policy and User Agreement, please visit our website at [www.pamelaroseauction.com](http://www.pamelaroseauction.com).

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