

# SYLVANIA OFFICE CONDO / STUDIO

## ONLINE AUCTION - MINIMUM BID \$79,000



Brick Exterior  
Large Parking Lot  
Near Downtown Sylvania  
Prime Location  
Easy Access to US-23  
Former Photo Studio  
Gas Forced Air Heat  
Public Water and Sewer

### OPEN HOUSE:

Wednesday, February 5:  
4:30 pm - 5:30 pm

Monday, February 10:  
12:00 pm - 1:00 pm

Directions:  
West of US-23 and Harroun,  
Behind PNC Bank



### 6400 MONROE STREET, SUITE B, SYLVANIA, OHIO 43560

### BIDDING ENDS:

### TUESDAY, FEBRUARY 11, 2020 AT 12:00 PM

Minimum Bid \$79,000! Sylvania office condo used as photo studio. Bright with abundance of windows and hardwood floors. Ideal for office or artistic studio. Upscale entry and super sharp appeal. Perfect for a variety of uses including rental. Easy to lease for investor. Hard to find location and a low minimum bid from long term owners retiring.

Lot Size: 0.43+/- Acres  
No. of Bathrooms: 4

Square Feet: 1,433+/-  
Year Built: 1989

Half Year Taxes: \$2,132.57  
TD Parcel No. 82-17692

Condo Fee: \$200.00 / Month  
Includes Roof, Parking Lot, Insurance, Hallways,  
Restrooms, Common Area's, and Snow Removal

**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 **\$5,000 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 **\$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 **35 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).

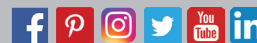
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