

6 STOREFRONTS - LARGE PARKING LOT

RECEIVERSHIP AUCTION



2482 - 2860 Lagrange Street, Toledo, Ohio 43608

Online Bidding Ends: **Thursday, June 18, 2020 at 12:00 pm**

Strip Center Auction! (1) two story unit and (4) single story units with 1 storefront leased at \$825.00 per month. Large parking lot behind buildings. City of Toledo is resurfacing Lagrange Street.

Lot Size: 0.5824+/- Acres

No. of Bathrooms: 6

Foundation: Slab

OPEN HOUSE: June 15 at 12:00 pm

Square Feet: 10,152+/-

Toledo Public Schools

Half Year Taxes: \$2,217.57

TD Parcel No. 13-18927, 13-18928, 13-18934, 13-18935, 13-18937, 13-8938, 13-18941, 13-18944, 13-18945 13-37624, and 18-37625

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 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 **\$3,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to AREA Title Agency, immediately following the auction, in the amount of **\$3,000**. 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 **Tuesday, August 4, 2020**.

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 AREA Title Agency; 3234 Executive Pkwy, Suite 107, Toledo, OH 43606; Office: 419-242-5485; Escrow Agent: Lisa Keel; Email: Lkeel@areatitle.com.

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

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

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com



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