

# ONLINE ONLY AUCTION

A PIECE OF TOLEDO AUTOMOTIVE HISTORY SINCE THE 1960's



**3519 JACKMAN ROAD, TOLEDO, OHIO 43612**

**BIDDING ENDS: MONDAY, JULY 27, 2020 AT 12:00 PM**



**Former Site of Motorcycle Solutions**

# ONLINE ONLY AUCTION

PROPERTY AT 3519 JACKMAN ROAD Will Be Sold On July 27 At 12 PM

Bid on a piece of Toledo Automotive History since the 1960's. The former site of Motorcycle Solutions is an ideal building with a large shop and service garage. It's located in a high traffic area and is a hard to find commercial property that's ready to make you money.

**OPEN HOUSE:** Monday, July 20, 2020 from 4:00 pm – 5:00 pm and Friday, July 24, 2020 from 11:00 am – 12:00 pm



## PROPERTY FEATURES

Prior Business: Motorcycle Solutions  
3 Phase Electric  
(2) Installed Air Compressors  
Stockroom with Power and Air  
Overhead Cranes in Garage  
Public Water and Sewer  
Storage Loft  
Corner Lot with Large Parking Area

Office #1: 12 x 18  
Office #2: 9 x 9  
Stock Room #1: 15 x 13  
Stock Room #2: 15 x 13  
Retail Showroom: 21 x 43

## ITEM'S ALSO INCLUDED

Industrial Parts Washer (Installed)  
Front Counter  
Office Desk and Filing Cabinets  
Steel Shelving  
Built-In Wooden Work Benches  
JIB Crane at Overhead Door  
Peterson Sand Blaster with Dedicated Air Compressor

(2) Installed Air Compressors  
Supplying Service Air to the Shop  
(3) Overhead Cranes with Overhead Rails in Service Area.

Parts Room: 47 x 43  
Service Area #1: 41 x 46  
Service Area #2: 25 x 31  
Grinding Room: 16 x 5  
Lot Size: 121 x 119

Foundation: Basement  
Square Feet: 5,951+/-  
No. of Bathrooms: 3  
Half Year Taxes: \$1,886.52  
TD Parcel No.: 05-10837



## 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 **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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