

COMMERCIAL BUILDING AND AN INVESTMENT PROPERTY ONLINE ONLY AUCTION

Bidding Ends: Thursday, September 3, 2020 at 12:00 pm



COMMERCIAL PROPERTY

3453 - 3455 STICKNEY AVENUE, TOLEDO, OHIO 43608

Online Auction! Commercial building with 4 lots, living quarters, fenced in, and a 4 car garage on a busy street - all at a

STARTING BID \$6,000

Lot Size: 0.4047+/- Acres	Half Year Taxes: \$1,190.15
Bathrooms: 1	TD Parcel No. 15-03594
Foundation: Basement	15-03597
Square Feet: 1,392+/-	15-03661
School System: Toledo Public	15-03654
Elementary: Leverette	Public Water
High School: Woodward	Public Sewer



RESIDENTIAL PROPERTY

3437 TWINING STREET, TOLEDO, OHIO 43608

Online Auction! Generate cash flow with this 3 bedroom investment property at

STARTING BID \$6,000

2 Car Garage	Bedroom #2: 11 x 11
Fenced Back Yard	Bedroom #3: 14 x 11
Full Basement	Lot Size: 54 x 118
Public Water and Sewer	Square Feet: 1,245+/-
Living Room: 17 x 11	Leverette Elem Woodward HS
Kitchen: 15 x 11	Half Year Taxes: \$691.67
Master Bedroom: 14 x 12	TD Parcel No.: 04-00237

OPEN HOUSE: Thursday, August 27, 2020 at 12:00 pm

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

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 per property**.

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 **\$3,000 per property**. 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 **Friday, September 25, 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 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, Consumer Guide, Lead Based Paint, Property Disclosures, 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.

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GREATER METROPOLITAN TITLE

STAY CONNECTED:



AUCTION ASSOCIATES

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