

# MULTI PURPOSE COMMERCIAL BUILDING WITH APARTMENT

# ONLINE ESTATE AUCTION



**5270 WEST ALEXIS ROAD, SYLVANIA, OHIO 43560**

Bidding Ends:

Thursday, November 19, 2020 at 12:00 pm

6,395+/- square feet (includes basement) multi-purpose freestanding commercial building situated on 0.3567+/- acres in Sylvania. Great location on busy road. Rear portion has a 1,715+/- square foot apartment with 3 beds and a 2 car garage. Property being sold to settle the Estate of Leland Wayne Siddens, Lucas County Probate #2019 EST 000035.

#### PROPERTY FEATURES

Apartment in Back of Building  
 Patio in Back Yard  
 2 Car Garage  
 Parking Spaces: 14  
 20,000 Cars Per Day on Alexis

#### OTHER DETAILS

Retail Space: 2,300+/- SF  
 Lot Size: 52 x 156  
 No. of Baths: 3 Full  
 Basement: Partial  
 School District: Sylvania  
 High School: Northview  
 Half Year Taxes: \$3,854.50  
 TD Parcel No. 78-53227  
 78-53231

#### ROOM DIMENSIONS

##### - APARTMENT

Living Room: 17 x 13  
 Dining Room: 10 x 16  
 Kitchen: 11 x 8  
 Family Room: 17 x 33  
 Master Bedroom: 14 x 11  
 Bedroom #2: 12 x 9  
 Bedroom #3: 14 x 10

#### OPEN HOUSE

Thursday, November 12, 2020  
 at 12:00 pm



#### TERMS AND 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 **Wednesday, December 30, 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](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).

©2020 Pamela Rose Auction Company, LLC

View More Details and **BID NOW** Online At  
[www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)



**Pamela Rose Auction Company, LLC**  
 REAL ESTATE | AUCTIONEERS | CONSULTANTS

Roger Turner, REALTOR®, Auctioneer, AARE, CAI  
 Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
 Office: 419-865-1224 | Toll Free: 877-462-7673



**METRO** Greater Metropolitan Title  
 Serving The Auction Industry For 25 Years

STAY UP-TO-DATE ON SOCIAL MEDIA!

