



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

**5825 Weckerly Road, Whitehouse, Ohio 43571**

Office: 419-865-1224 | Toll Free: 877-462-7673 | Online at [www.pamelaroseauction.com](http://www.pamelaroseauction.com)

## FLORIST SHOP AUCTION

**BLESSED BLOSSOMS - COMMERCIAL BUILDING AND FLORAL SHOP**

**3365 LAGRANGE STREET, TOLEDO, OHIO 43608 ON TUESDAY, MARCH 6, 2018**

**CONTENTS AT 10:00 AM | BUILDING - ONLINE AND LIVE ON-SITE AT 12:00 PM**

*PREVIEW AND REGISTRATION WILL BEGIN AT 9:00 AM DAY OF AUCTION*

**Directions: Phillips to left on Manhattan to right on Lagrange.**



### Content Terms and Conditions

10% Buyer's Premium. Cash, Check, MasterCard, American Express, Discover, or Visa. Full payment is due the day of the auction. Immediate removal at conclusion of auction. All items will be sold "As Is." Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter. Removal Day of Auction with paid receipt.



### Real Estate Terms and Conditions

#### ON-SITE BIDDERS:

**TERMS: \$3,000 deposit** down day of auction in the form of **Cash, Cashier's Check, or approved Personal Check** made payable to Greater Metropolitan Title. Deposit must be presented at time of registration. In the event that a participant is not the highest bidder, his/her check will be returned to him/her immediately after the auction. Closing to be held on or before **20 Days of Auction**.

The remainder of the below noted terms also apply to the on-site bidders.

#### ONLINE BIDDERS:

**AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://www.pamelaroseauction.com) / Online Auctions / Real Estate 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 [toni@pamelaroseauction.com](mailto:toni@pamelaroseauction.com) at least

24 hours 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 Greater Metropolitan Title, 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 emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **20 Days of Auction**.

**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 and Agency Disclosure.

**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).

COMMERCIAL BUILDING AND FLORAL SHOP

# AUCTION



**BLESSED BLOSSOMS - REAL ESTATE AND CONTENTS**

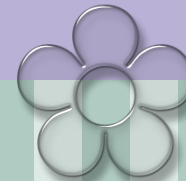
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**METRO**

GREATER METROPOLITAN TITLE

Serving The Auction Industry For 25 Years

STAY CONNECTED:





## Content Auction at 10:00 am



100+ Rolls of Ribbon  
 Assorted Baskets  
 Assorted Faux Trees  
 Assorted Glass Bottles  
 Assorted Glass Bud Vases  
 Assorted Glass Vases  
 Bakers Rack  
 Boombox  
 Fake Christmas Trees  
 (5) Helium Tanks  
 Floral Arrangements  
 Floral Wraps  
 4' Shop Lights  
 Hanging Décor  
 Hanging Planter Basket  
 Large Planter  
 LED Open Sign  
 Martini Glasses  
 Metal Shelves  
 Neon Flowers Sign

Orange Glass Bowls  
 Organizer Cabinets  
 Planter Pots  
 Plastic Shelving  
 Prop Straw Bails  
 Rolling Cart  
 Round Glass Table  
 Royal Alpha 1000ML Cash Register  
 Silk Flowers  
 Snowman Prop  
 Standing Candle Stands  
 Standing Plant Stands  
 Staplers and Staple Guns  
 Stone Bench  
 Three Drawer Dresser  
 Valentine Mugs  
 Various Different Colored Silk Flowers  
 White Prop Pillars  
 Wicker Shelves  
 Wood Card Rack



## Building Auction at 12:00 pm



**DREAM OF OWNING YOUR OWN BUSINESS?** Darling floral shop owner retiring after 20+ years. Modern interior and low maintenance all brick one story building that was renovated by the owner. Storefront with open space plus detached garage for extra storage. Owner is selling everything! All contents, floral shop inventory, and business related items. Real Estate being online or live on-site. Ideal for retail shop, civic, club, vet, financial or insurance, medical, community, wireless communication, day care, beverage sales, tobacco, fast food, and more, all fall within the Commercial Storefront zoning.

### Property Features

All Brick Retail Building  
 Storefront Bay Windows  
 Separate Garage Included  
 Custom Sales Counter  
 Renovated Modern Interior  
 Utility Room / Office  
 Open 30 x 27 Shop Area  
 New Furnace - Approximately 2 Years  
 New Windows - 2004 (Approximate)

### Other Information

Lot Size: 40 x 64  
 No. of Bathrooms: 1  
 Foundation: Slab  
 Square Feet: 775+/-  
 Half Year Taxes: \$725.28  
 TD Parcel No. 04-10244



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

Auction Associate

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI | Office: 419-865-1224