



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

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 / 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 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.

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.

COMMERCIAL BUILDING AND FLORAL SHOP

AUCTION



BLESSED BLOSSOMS - REAL ESTATE AND CONTENTS

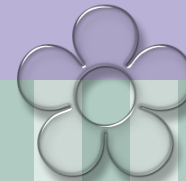
3365 LAGRANGE STREET, TOLEDO, OHIO 43608

TUESDAY, MARCH 6, 2018

CONTENTS - ON-SITE AT 10:00 AM

BUILDING - ONLINE AND LIVE ON-SITE AT 12:00 PM

PREVIEW AND REGISTRATION BEGINS AT 9:00 AM DAY OF AUCTION



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.

Auction Associate

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