

ONLINE ONLY

# AUCTION

**PRIME RETAIL  
LOCATION!**

Online Only Auction! Great location for your business or investment!

Very busy area with high traffic volume traffic on the **corner of Secor and Sylvania**. Current owner will move or lease building.

Come and **TOUR THE RETAIL PROPERTY** on Friday, March 30, 2018 at 2:00 pm.



**3944 Secor Road, Toledo, Ohio 43623**  
Online Bidding Ends: Thursday, April 5, 2018 at 12:00 pm



### Property Features

Excellent Location For Your Business  
Very High Traffic Area  
Zoned Commercial  
Current Tenant Could Lease or Move  
Located On A Corner Lot  
Good Parking  
City Water and Sewer

### Property Information

Lot Size: 106 x 141  
Square Feet: 3,835+/-  
School System: Washington Local  
Half Year Taxes: \$3,989.31  
TD Parcel No. 22-37531

View Details and Register to BID online at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)

**TERMS & CONDITIONS: 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 **\$9,000 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 **\$9,000**. 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 **Friday, May 18, 2018**.

**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 the 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).



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Serving The Auction Industry For 25 Years

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### AUCTION ASSOCIATES

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

