

ONLINE ONLY COMMERCIAL AUCTION

2853 LAGRANGE STREET, TOLEDO, OHIO 43608

BIDDING ENDS: TUESDAY, JUNE 26, 2018 at 1:00 pm

FORMER BAR WITH RENTAL SPACE

PROPERTY FEATURES:

Security Doors

Brick Front

(8) Bedrooms and (2) Bathrooms
on 2nd Floor

Bar with (2) Restrooms

Public Water / Sewer



Online Auction! 4660+/- SF commercial building, upper unit previously used as a boarder home with 12 (8.5 ft. x 10 ft.) rooms, 2 bathrooms, and 1 small kitchen. Lower unit was previously used as a cafe and bar but can be converted to be almost any retail business you have in mind. Some repairs are needed.

PROPERTY INFORMATION:

Lot Size:	31 x 132	School System:	Toledo Public	Half Year Taxes:	\$801.94
No. of Baths:	4	Elementary School:	Spring	TD Parcel No.	09-51884
Foundation:	Full Basement	High School:	Woodward		
Square Feet:	4,660+/-				

OPEN HOUSE: Monday, June 25, 2018 from 1:30 pm – 2:30 pm.

DIRECTIONS: South of East Central Avenue.

VIEW MORE DETAILS AND BID NOW AT www.PAMELAROSEAUCTION.com

TERMS & CONDITIONS: 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 **\$2,000 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 **\$2,000**. 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 **Monday, July 16, 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, Agency Disclosure, and the Lead Based Paint Form.

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.

ONLINE BIDDING PLATFORM: In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

FRAUD ALERT: If you receive an email from this office requesting that you wire or otherwise transfer funds, to protect yourself, please confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer. Email accounts of real estate professionals are targets of cyber criminals that use information in an attempt to initiate fraudulent wire requests.

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