



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

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Online at www.PamelaRoseAuction.com

RESTAURANT AUCTION

TURN KEY RESTAURANT NEAR THE LAKE ERIE ISLANDS

2940 EAST HARBOR ROAD, PORT CLINTON, OHIO 43452

BIDDING ENDS: THURSDAY, OCTOBER 18, 2018 AT 12:00 PM



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Serving the auction industry for 25 years.



TURN KEY RESTAURANT NEAR THE LAKE ERIE ISLANDS

AUCTION

2940 East Harbor Road, Port Clinton, Ohio 43452

On The Corner of State Route 163 (East Harbor Road) and State Route 53

Online Bidding Ends:

Thursday, October 18, 2018 at 12:00 pm

Bid Online at www.PamelaRoseAuction.com

Open House: Monday, October 15, 2018 at 12:00 pm

If You've Ever Wanted To Own A Restaurant . . This Is It!

2940 East Harbor Road, Port Clinton, Ohio 43452
Online Bidding Ends: Thursday, October 18, 2018 at 12:00 pm



Located in the heart of Ohio's Shores and Islands playground. Exceptional commercial site offers high visibility and a great location at one of the busiest intersections in Port Clinton on the corner of Rt. 53 and St. Rt. 163. Large restaurant with bar, outdoor patio, and plenty of parking. **STARTING BID JUST \$215,000.00.** Bid your price exclusively at an Online auction.



AREA ATTRACTIONS

Lake Erie Islands
Cedar Point Amusement Park
East Harbor State Park
Wineries

PROPERTY FEATURES

Bar and Restaurant
Outdoor Patio
Plenty of Parking
Handicap Accessible
Includes Equipment in the Full Kitchen,
Except the Pop Machines and Dishwasher
Large Full Basement
Corner Lot with Pylon Sign

OTHER INFORMATION

Lot Size: 1.13+/- Acres
Square Feet: 6,100+/-
School System: Port Clinton
County: Ottawa
Half Year Taxes: \$5,787.31
Parcel No. 0200782010363001

REGISTER AND BID NOW ONLINE AT
www.PamelaRoseAuction.com



OPEN HOUSE DATE AND TIME:
Monday, October 15, 2018 at 12:00 pm

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 **\$20,000 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 **\$20,000**. 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, November 30, 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.

Auction Associates

Roger Turner, REALTOR®, Auctioneer, AARE, CAI and Pamela Rose, REALTOR®, Auctioneer, AARE, CAI

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, and Non Refundable 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.

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.