



ONLINE REAL ESTATE AUCTION

330 North Main Street
Centerville, Ohio 45459

Bidding Ends:

Tuesday, September 12, 2023 @ 2:30pm

Previously Listed @ \$999,000 ~ Buy Now Bid Price \$750,000

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 10,348+/- SF, Vacant Office Building on .893+/- acre lot across from Incarnation Church and just north of "Uptown". Prior use was medical office.

MONTGOMERY COUNTY PID: O68 00112 0026 **Annual Taxes:** \$21,875

INSPECTION: 9/3/23 & 9/5/23 ~ 12pm to 1pm

TERMS: All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to Seller Confirmation at the conclusion of bidding. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs.

DEPOSIT AND CLOSING: Successful bidder will be required to deposit 10% of the total contract price by end of business on day after auction end. Close on or before October 12, 2023 through M & M Title Company.

BUY NOW TERMS: Sale shall be subject to all terms of auction as outlined above including 10% Buyer's Premium at the Buy-Now Bid price of \$750,000. Pre-auction contract must be completed with required deposit in place no less than 48 hours prior to auction end time.

*** ONLINE BIDDING NOTES:**

Bid Increment: Online bidding increment for this auction is \$500.

Max Bid: When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$500 increments up to your maximum. You will be notified by email if your maximum is out-bid by another bidder.

Bid Extensions: If a bid is placed in the last 5 minutes before the scheduled auction end time, bidding will extend for an additional 5 minutes. Bid extensions will continue until a 5 minute period of time elapses after the stated auction end time with no advance in the bidding.

Realtor Participation: Contact Auctioneer for terms & requirements.

Tim Lile – Auctioneer

(937)689-1846

TimLileAuctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com

Selling in cooperation with

Mark Fornes Realty

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