



ONLINE REAL ESTATE AUCTION

2400 E. Dorothy Lane
Kettering, Ohio 45420

Bidding Ends:

Tuesday, December 12, 2023 @ 1:30pm

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 2,890+/- SF, Office Building on .295+/- acre corner lot built in 1959. Rehab has begun and building is ready to be finished out to new owner's needs. Brand New Gerkin Windows ready for install are included. Location has high visibility and great arterial access close to I-675.

MONTGOMERY County PID: N64 02414 0020 **Annual Taxes:** \$2,913

INSPECTION: Saturday, 12/9 ~ 10am to 11am

TERMS: All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to minimum motivated 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 January 12, 2024 through M & M Title Company.

*** 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 Equity Commercial Real Estate

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