



## ONLINE REAL ESTATE AUCTION

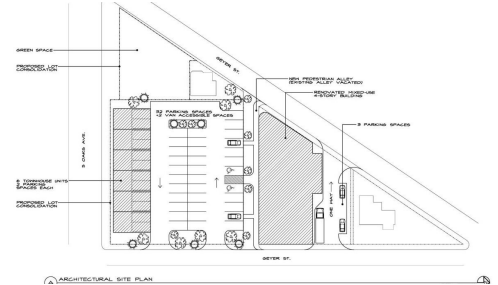
620 Geyer Street  
Dayton, Ohio 45405

Bidding Ends:

**Tuesday, January 14, 2025 @ 2:00pm**

**BUY  
NOW  
\$525,000**

**Previously Listed @ \$675,000 ~ Bid Your Price OR Buy-Now @ \$525,000**



**PROPERTY DESCRIPTION:** 30,415+/- SF, 4-Story industrial building on .5043+/- acres (Former Underwood-Talmage Candy Company). **Expansion Potential:** Additional adjacent parcels provide an opportunity for additional parking or further development. **Financial Incentives:** Historical tax credits available which can significantly reduce redevelopment costs for investors. **Recent Upgrades:** Recent updates to the electrical service and roof ensure the property is ready for redevelopment. **Vintage Architecture:** Built Pre 1900. **Zoned MR-5. Redevelopment supported by City of Dayton Planning Department.**

**MONTGOMERY COUNTY PID's: R72 06704 0019; 0020; 0021; 0060**

**INSPECTIONS:** Wednesday, January 8th & Saturday, January 11th ~ 11am to 12pm

**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 on auction day. 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 February 20, 2025 through M & M Title Company.

**BUY NOW TERMS:** Sale shall be subject to all terms of auction as outlined above at the Buy-Now Bid price of \$525,000. 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:** \$1,000

**Max Bid:** When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in the required increment 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](http://www.OhioRealEstateAuctions.com)**

**Selling in cooperation with APEX Commercial Group**

**Disclaimer & Legal Disclosure:** Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC, Auctioneers, nor their agents will be responsible for any errors or omissions regarding information provided by same. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same. In all reserve auctions, Seller & Seller's agent's are permitted to place bids as provided for in the Ohio Revised Code & the Uniform Commercial Code. This right is negated in the case of an absolute auction. All auctions are considered with reserve unless specifically presented as absolute.