

C4 ZONING

MINIMUM
BID \$175,000

Commercial Property - Online Only

AUCTION



OPEN HOUSE: Thursday, August 26, 2021 from 11 am - 1 pm

24859 NORTH DIXIE HIGHWAY, PERRYSBURG, OHIO 43551

BIDDING ENDS: TUESDAY, AUGUST 31, 2021 AT 12:00 PM

Prime development land zoned C4 in Perrysburg, just 1.7 miles south of Levis Commons shopping center. **MINIMUM BID \$175,000**, originally offered at \$395,000. Sells at the minimum price or above. Ideal as a standalone building of 1 or 2 units (see drawing). Ideal usages include restaurant, drive in commercial, grocery, medical, gym/fitness, school, automotive retail, office, animal services, etc. Currently has a 4 bedroom, 2 bath home that can be converted to commercial purposes. Refer to the Preliminary Site Concept (posted online) developed with input from City of Perrysburg Zoning. Boundary lines on the above aerial view are approximate.

PROPERTY DETAILS

Living Room 19 x 9	Bedroom #2 10 x 9	Lot Size 165 x 260	County Wood
Dining Room 13 x 11	Bedroom #3 10 x 8	Acres 0.974 +/-	Half Year Taxes \$1,577.52
Kitchen 12 x 9	Bedroom #4 11 x 17	No. of Baths 2 Full	Parcel No.
Family Room 13 x 10	Den 17 x 9	Square Feet 1,421 +/-	Q61-400-190000027000
Master Bed 13 x 12	Laundry in Basement	School System Perrysburg	

TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and 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 emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$10,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title & Escrow, immediately following the auction, in the amount of **\$10,000**. The successful online bidder will be notified immediately following the closing of the auction and Purchaser needs to sign and return purchase contracts as soon as possible and no later than 24 hours post auction via electronic signature or in person. Balance will be paid in full at closing on or before **Friday, October 29, 2021**.

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 Midland Title & Escrow; 3103 Executive Parkway, Suite 101, Toledo, Ohio 43606; Office: 419-531-1192.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Lead Based Paint, Land Survey, and the Earnest Money 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.

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Pamela Rose, REALTOR®, Auctioneer, AARE, CAI

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