

# ONLINE ONLY COMMERCIAL AUCTION

**Low  
Minimum  
Bid  
\$30,000**

2755 LAGRANGE STREET, TOLEDO, OHIO 43608 - ROD'S BAR N GRILL

**BIDDING ENDS: TUESDAY, MARCH 1, 2022 at 12:00 pm**



## PROPERTY FEATURES:

- Retail / Bar
- Liquor License Included
- Bar Equipment
- Fenced In Area with Covered Patio
- Rental Income Rooms On Upper Level

Online Commercial Auction! Landmark location of "Rod's Bar," a retail commercial bar, a well known established business that is a money maker and has closed due to the death of the owner. Being sold to settle trust. Great layout with large bar, billiards area, and outdoor covered patio. Five boarding rooms with 2 baths, rent is \$300 per room. Main level bathroom under construction and was in the process of being remodeled into 2 units and is unfinished. Bar / coolers behind the bar and items on main level bar are included at closing. **LOW MINIMUM BID OF \$30,000.**

Zoning..... 10-CS      TD Parcel No. .... 07-07434  
 Lot Size ..... 62 x 124      TD Parcel No. .... 07-07437  
 Square Feet ..... 3,807+/-  
 Half Year Taxes.... \$1,007.28



**OPEN HOUSE:** Tuesday, February 22, 2022 from 12 pm - 1 pm.

**DIRECTIONS:** Between Austin and Mettler.

**TERMS & CONDITIONS:** **AUCTION REGISTRATION:** The online registration is available at [www.PamelaRoseAuction.com](http://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](mailto: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 **\$3,500 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 **\$3,500.** 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 **30 Days** after acceptance.

**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; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, Lead Based Paint, and the Non Refundable Earnest Money Deposit.



**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.

**EXTENDED BIDDING:** This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

**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](http://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.

View More Details and **BID NOW** Online At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) Or On Our App!



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Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
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