

# ONLINE ONLY AUCTION



## FORMER BANK BUILDING

2350 West Laskey Road  
Toledo, Ohio 43613

Former bank on very busy road in  
West Toledo

## ZONED COMMERCIAL

1,868+/- square feet with full  
basement on a corner lot.

Online Bidding Ends:  
Thursday, August 1, 2019  
at 12:00 pm

## PROPERTY INFORMATION

Former Bank	Year Built:	1969
Located On A Corner Lot	Remodeled:	2015
21 Parking Spaces	Lot Size:	166 x 120
3 Restrooms	Square Feet:	1,868+/-
Full Basement Partially Finished	School System:	Toledo
Very Busy Street	Half Year Taxes:	\$2,096.65
Easy In And Out With	TD Parcel No.:	23-66697
(2) Curb Cuts - One on		23-66701
West Laskey and One on		23-66704
Adella		23-66707

**Open House:** Thursday, July 25, 2019 at 12 pm.

**Directions:** Douglas to east on West Laskey.



## TERMS & CONDITIONS: AUCTION

**REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://www.pamelaroseauction.com) | Online Auctions | Online Real Estate | Log In / Registration 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 faxing the proof of funds to 419-865-6594 or emailing to [toni@pamelaroseauction.com](mailto:toni@pamelaroseauction.com) at least 24 hours prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$5,000 earnest money deposit**.

**EARNEST MONEY REQUIREMENT:** Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title, immediately following the auction, in the amount of **\$5,000**. 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 **Tuesday, September 17, 2019**.

**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 Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karey Donley; 419-530-0001.

**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, 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](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.

**ONLINE BIDDING PLATFORM:** In order to view the most current bid, the **REFRESH** button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

**PRIVACY POLICY AND USER AGREEMENT:** To view our complete Privacy Policy and User Agreement, please visit our website at [www.pamelaroseauction.com](http://www.pamelaroseauction.com).

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## AUCTION ASSOCIATES

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