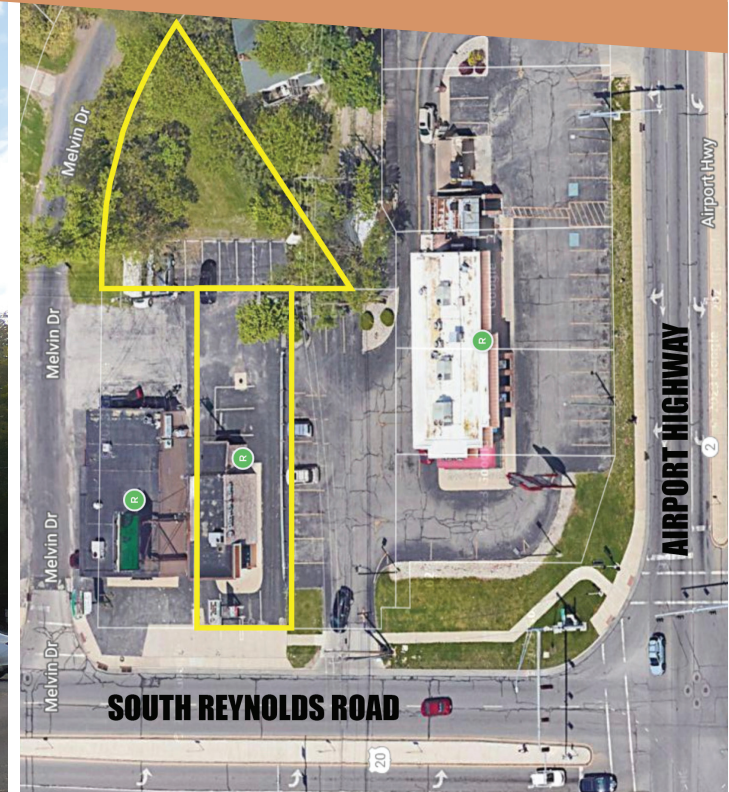


*High Visibility Building + Bonus Residential Lot:  
Unbeatable Commercial Real Estate Property in a Strategic Location!*



- Traffic Count: 27,499 Cars (Reynolds)
- Traffic Count: 28,368 Cars (Airport Highway)

# ONLINE COMMERCIAL AUCTION

**1251 SOUTH REYNOLDS ROAD and 1222 MELVIN DRIVE, TOLEDO, OHIO 43615**

Bidding Ends: Tuesday, **NOVEMBER 14**, 2023 at 12:00 pm

# COMMERCIAL BUILDING AND RESIDENTIAL LOT ONLINE AUCTION

Bidding Ends: Tuesday, November 14, 2023 at 12:00 pm

1251 S REYNOLDS RD | 1222 MELVIN DR, TOLEDO, OH 43615



- Free Standing Sign
- (8) Security Cameras
- New HVAC Replaced By Pugh Heating In December 2018 with a New Carrier Weathermaker 3 Ton Rooftop Unit, Rubber Roof (5 Years)
- New Heavy Duty Sump Pump Installed in 2022
- U-Shaped Driveway
- Zoned Commercial
- Square Feet: 1,564+/- Includes Basement
- Foundation: Basement
- Half Year Taxes: \$1,845.51
- TD Parcel No. 20-92014
- TD Parcel No. 20-92021

**OPEN HOUSE: Thursday, November 9 from 12 pm - 1 pm**

## REAL ESTATE 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 **\$5,000 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 **\$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 **Sunday, December 31, 2023**.

**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, and the Non Refundable 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.

**BIDDING:** All bids must be submitted using the online bidding system. Buyers are responsible to confirm their bids for accuracy. Selecting the Bids tab at any time may do this. Bidders will receive outbid notifications via email up until the last day of the auction, after which time you must log in to the bidding site to confirm your bids. Auctioneer is providing internet bidding as a service to Buyer using a Third Party Bidding System. Under no circumstances shall Buyer hold Auctioneer liable for system failures resulting in Buyer's bid not being properly submitted.

**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.



5825 Weckerly Road  
Whitehouse, Ohio 43571



STAY CONNECTED: [f](#) [n](#) [p](#) [i](#) [t](#) [y](#) [i](#) [n](#)



Great opportunity in highly visible area. Ideal for retail or office use. Sale includes additional lot in the rear at 1222 Melvin Drive which is zoned Residential. TARTA bus stop located next door at Wendy's.

BROCHURE, PHOTOS, AND BID NOW ONLINE AT

[www.PAMELAROSEAUCTION.com](http://www.PAMELAROSEAUCTION.com)

OR DOWNLOAD OUR APP

OFFICE: 419-865-1224

MICHAEL MURRAY, BROKER, AUCTIONEER, CAI, GRI  
PAMELA ROSE, REALTOR®, AUCTIONEER, AARE, CAI



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