

ONLINE ONLY AUCTION



BIDDING ENDS: THURSDAY, JUNE 25, 2020 AT 12:00 PM

OPEN HOUSE

Friday, June 19, 2020

Tuesday, June 23, 2020

Time: 12:00 pm - 2:00 pm

Multi Tenant Strip Center

4981 South Main Street, Unit D, Sylvania, Ohio 43560

Located at the corner of Convent Boulevard and South Main Street

Property Photo



Property Information

4981 South Main Street, Unit D, Sylvania, Ohio 43560 | Bidding Ends: Thursday, June 25, 2020 at 12:00 pm

Online Only Auction! **First time offered!** Family Trust being dissolved, same owners for 24 years. Prime location in the heart of Sylvania. Southbriar Unit D is a multi-tenant (five) commercial center at the corner of Convent and S Main. Prime location, highly visible with a high traffic count. Stand alone building, no shared walls, 360 access in a condo complex with four buildings. **Net income \$54,000 annually.** Rare opportunity!

Center Is Fully Leased
Square Feet: 6,725+/-

Modified Gross Leases
Half Year Taxes: \$7,172.39

School System: Sylvania Local
TD Parcel No. 82-91131

Terms and Conditions

AUCTION REGISTRATION: The online registration form available at www.pamalaroseauction.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 info@pamalaroseauction.com 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 **\$10,000 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 **\$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 **Monday, August 24, 2020**. Purchaser can obtain and additional 30 days by increasing their deposit by \$25,000.

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.

LOAN APPROVAL: Dennis Pyle with Genoa Bank by calling 419-244-2020 or 419-346-7036.

WEBSITE UPDATES: Please refer to the website for updated information on occupancy, rents, or changes at www.pamalaroseauction.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.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamalaroseauction.com.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com



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