

ONLINE ONLY AUCTION

COMMERCIAL BUILDING

702 EAST BROADWAY STREET

TOLEDO, OHIO

43605

**RETAIL SPACE WITH
RENTAL UNITS**



**ONLINE ONLY
BIDDING ENDS:**

TUESDAY,

FEBRUARY 13, 2018

AT 12:00 PM

AUCTION

Commercial building located at

**702 EAST BROADWAY STREET
TOLEDO, OHIO 43605**

features a former bar on the main floor, 2 apartments upstairs, and a patio for outdoor entertaining.

This property has great income already in place! The two apartments are leased for \$860.00 a month total, the downstairs area is rented month to month for \$200.00, and a Taco Truck rents a parking space from March through October for \$200.00 a month.

The property is ideal for investor looking to generate revenue by leasing. In busy location with many uses for the building.

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PROPERTY FEATURES

Commercial Building
(2) Leased Apartments
Corner Lot
Double Lot
Patio
Public Water
Sanitary Sewer

OTHER INFORMATION

Lot Size: 0.1421+/- Acres
No. of Baths: 2 Plus Apts.
Foundation: Crawl
Square Feet: 3,120+/-
Half Year Taxes: \$865.95
TD Parcel No. 03-06711
TD Parcel No. 03-06714

OPEN HOUSE: Friday, February 9, 2018 at 12:00 pm Sharp.
Directions: On East Broadway, between Navarre and Nevada.



VIEW PHOTOS, VIDEO TOUR, AND BID NOW AT WWW.PAMELAROSEAUCTION.COM

TERMS & CONDITIONS: AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com / Online Auctions / Real Estate 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 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 **\$2,500 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 **\$2,500**. The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **Friday, March 16, 2018**.

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 Lead Based Paint.

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.

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

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