PRIME RETAIL LOCATION!

AUCTION!

Online Only Auction! Great location for your business or investment!

Very busy area with high traffic volume traffic on the corner of Secor and Sylvania. Current owner will move or lease building.

Come and TOUR THE RETAIL PROPERTY on Friday, March 30, 2018 at 2:00 pm.



3944 Secor Road, Toledo, Ohio 43623

Online Bidding Ends: Thursday, April 5, 2018 at 12:00 pm



Property Features

Excellent Location For Your Business Very High Traffic Area **Zoned Commercial** Current Tenant Could Lease or Move Located On A Corner Lot **Good Parking** City Water and Sewer

Property Information

Lot Size: 106 x 141 Square Feet: 3,835+/-

School System: Washington Local Half Year Taxes: \$3,989.31

TD Parcel No. 22-37531

View Details and Register to BID online 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 \$9,000 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 \$9,000. 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, May 18, 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 and the Agency Disclosure. 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

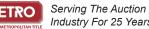
AGENCY: Auctioneer is a seller's agent.

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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