

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

315 MULBERRY STREET, TOLEDO, OHIO 43604

BIDDING ENDS: Tuesday, April 24, 2018 at 1:00 pm

AUTO DETAILING SHOP

PROPERTY FEATURES:

(7) Camera System
150 AMP Electric
New Rubber Roof in 2013
Fenced Concrete Lot
(2) 10' x 12' Overhead Doors
Alarm
Kitchen Area with Appliances
Floor Drains
Public Water / Sewer



Online Only Auction! Currently used as an auto detailing shop, commercial location with kitchen area and waiting room, on a fenced lot. Two 10' x 12' overhead doors on the front and one 10 x 10 overhead door to exit the rear of the building.

PROPERTY INFORMATION:

Lot Size: 164 x 39	Toledo Public Schools
No. of Bathrooms: 1.5	Half Year Taxes: \$524.16
Foundation: Slab	TD Parcel No. 15-43761
Square Feet: 1,786+/-	



OPEN HOUSE: Friday, April 20, 2018 from 12:00 pm - 2:00 pm.

DIRECTIONS: N Summit to left on Mulberry, corner of Mulberry and Superior.

VIEW DETAILS 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 **\$2,000.00 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 **\$2,000.00**. 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 **15 Days** of the auction or on or before **Wednesday, May 9, 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 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.

FRAUD ALERT: If you receive an email from this office requesting that you wire or otherwise transfer funds, to protect yourself, please confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer. Email accounts of real estate professionals are targets of cyber criminals that use information in an attempt to initiate fraudulent wire requests.

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