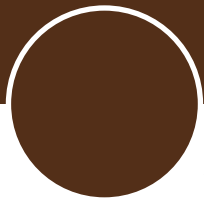
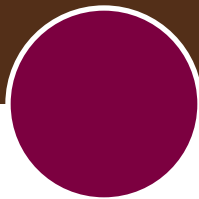


3,600+/- Square Foot Building with High Visibility

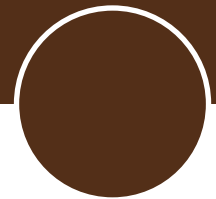
# COMMERCIAL BUILDING AUCTION



859 North Dixie Highway  
Rossford, Ohio 43460



Online Only Bidding Ends:  
Thursday, June 28, 2018 at 12:00 pm





859 North Dixie Highway  
Rossford, Ohio 43460

Online Only Bidding Ends:  
Thursday, June 28, 2018 at 12:00 pm

# COMMERCIAL BUILDING AUCTION



Commercial building with 3600+/- square feet on a busy road with excellent visibility. High ceilings, plenty of parking, and located in an area of medical and other business offices. Bid your price exclusively at an online auction.

**Open House #1:** Friday, June 22, 2018 from 12:00 pm – 2:00 pm.

**Open House #2:** Wednesday, June 27, 2018 from 12:00 pm – 2:00 pm.

## PROPERTY FEATURES

Unfinished Office Space and Bathroom on 2nd Floor  
Plenty of Parking  
High Ceilings with Open Spaces  
Wheel Chair Access  
Remodeled in 2013

## OTHER INFORMATION

Lot Size:	0.4194+/- Acres
No. of Bathrooms:	2
Foundation:	Slab
Half Year Taxes:	\$2,474.81
Wood Co. Parcel No.	T68-300-800414016000

## TERMS & CONDITIONS:

**AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://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](mailto: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 **45 Days** of the auction.

**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](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.

**ONLINE BIDDING PLATFORM:** In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

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

©2018 Pamela Rose Auction Company, LLC



**Pamela Rose Auction Company, LLC**  
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Bid Now at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)

## AUCTION ASSOCIATES

Roger Turner, REALTOR®, Auctioneer, AARE, CAI  
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
Office: 419-865-1224 | Toll Free: 877-462-7673



*Serving The Auction  
Industry For 25 Years*

STAY CONNECTED: [f](#) [p](#) [i](#) [t](#) [y](#) [u](#) [b](#) [e](#)

