

## Real Estate Terms and Conditions

**AUCTION REGISTRATION:** The online registration is available at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) or on our Mobile App and 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 emailing to [info@pamelaroseauction.com](mailto:info@pamelaroseauction.com) prior to the auction. Proof of funds consists of a copy 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 Midland Title & Escrow, 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 **45 Days** after acceptance.

**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 Midland Title; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Inventory List, 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.

**EXTENDED BIDDING:** This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

**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 Real Estate Auction

2029 South Byrne Road, Toledo, Ohio 43614

Bidding Ends: Wednesday, December 15, 2021 at 12:00 pm

View More Details and **BID NOW** Online At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) Or On Our App!



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

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
Office: 419-865-1224

STAY UP-TO-DATE ON SOCIAL MEDIA!



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Auction  
Company, LLC



**Open House:**

Tuesday, December 7, 2021 from 3:00 pm - 4:30 pm  
Tuesday, December 14, 2021 from 2:00 pm - 3:00 pm

Landmark location of the beloved famous and well known

# JOCKOS ICE CREAM STORE

Auction includes all equipment and real estate. Thriving high traffic location for this multi use building. Front features the ice cream store and rear has a large finished art studio with open area that would be ideal for a multitude of uses. Owner had used space as a art studio. Ideal for generating revenue with a multi tenant concept. Never offered before and being sold due to owner passing away and settlement of trust. You can step right in and start making money at this location.

**AUCTION DATE:**  
Wed. Dec. 17

**BIDDING ENDS:**  
at 12:00 pm

**OPEN HOUSE:**  
Tues. Dec. 7  
from  
3 pm - 4:30 pm

Tues. Dec. 14  
from  
2 pm - 3 pm



## PROPERTY FEATURES

- Commercial / Retail Store
- Multi Tenant Set Up / Currently Vacant
- Corner Lot / Asphalt Lot
- Delivery Area and Door
- Storage and Finished Area Used as Art Studio
- Public Utilities / Natural Gas / Public Water
- Forced Air and Central Air
- Rear Storage Garage

## PROPERTY DETAILS

Ice Cream Shop..... 1 Restroom  
 Studio ..... 2 Restrooms  
 Square Feet ..... 3,950+/-  
 Lot Size ..... 75 x 137 per Auditor  
 Acres..... 0.2269+/-  
 Half Year Taxes..... \$2,834.74  
 TD Parcel No. .... 07-63291



## EQUIPMENT LIST

- Electro Freeze Water Cooling ..... Model #GES-5400-137, Serial No: H2W-3444
- Electro Freeze Ice Cream Machine Water Cooling ..... Model: 30T-RMT-137
- Motion Technology AutoFry ..... Serial No: 20396-10, Model No: MTI-10
- Commercial Tables
- Storage Racks
- Food Warmer ..... 120V, 60HZ, 1200W
- Astro Blender..... Wadden System
- Hamilton Beach Commercial Blenders
- Electro Freeze Food Prepping Machine..... Model: HDM75A
- Casio Cash Register and First Data Credit Card Reader ..... PCR-T273, FD200TI
- Food Server ..... Model: SBW
- Food Server ..... Model: DI-2
- Everest Refrigerator..... Model: EPBNWR2
- Master-Bilt Refrigerator..... JW510881
- Electro Freeze Slush Server ..... Model: 876-114
- Norpole Freezer..... Model: NP2F
- Arctic Walk ..... Model No: 4C7.10X7.10, Serial No: 40131
- Office Contents..... Hand Tools, Microwave, Desk, Chair, Printer, Vacuum
- (5) Metal Picnic Tables
- Ridgid Shop Vacuum
- Commercial Rolling Rack

**DIRECTIONS:** Just south of Heatherdowns, corner of Winston



**Located on a CORNER LOT with Signage**