

# ONLINE ONLY REAL ESTATE AUCTION

7135 AND 7145 ANGOLA ROAD, HOLLAND, OHIO 43528

**BIDDING ENDS:** THURSDAY, AUGUST 6, 2020 at 1:00 pm

**MINIMUM BID  
\$200,000**

## PROPERTY FEATURES:

- Concrete Floors
- (5) Overhead Doors
- (3) Service Doors
- Large Fenced Lot with Barbed Wire Top
- Upstairs Office Area
- (3) Separate Gas and Electric Meters
- Public Water / Sewer
- Forced Air Heat and Air Conditioning For The Office



Commercial Real Estate at Minimum Bid \$200,000! A 4,800+/- square foot building with concrete floors, (5) over head doors, upstairs office area with full bathroom, separate gas and electric meters. Located on 1.34+/- acre with a fenced lot with barbed wire top. Long term owner retiring.

## PROPERTY INFORMATION:

Lot Size:	170 x 285	Half Year Taxes:	\$2,757.67
No. of Baths:	1 Full and 2 Half	TD Parcel No.	71-00094
Foundation:	Slab		71-00154
Square Feet:	4,800+/-		

## ONLINE LANDSCAPING EQUIPMENT AUCTION!

Bidding Ends: Tuesday, July 28, 2020 at 11:00 am.

196+/- Lots Including Trailers, Trenchers, Stihl Equipment, Ladders, Hand Tools, And Irrigation Supplies. Bid Now Online.

**REAL ESTATE OPEN HOUSE:** Monday, August 3, 2020 from 12:00 pm - 2:00 pm.

**DIRECTIONS:** South side of Angola, between McCord and Clark.

**TERMS & CONDITIONS:** **AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://www.pamelaroseauction.com) | Online Auctions | Online Real Estate | Log In / Registration 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 [info@pamelaroseauction.com](mailto:info@pamelaroseauction.com) 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 **\$15,000 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 **\$15,000**. 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 **Monday, October 5, 2020**.

**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 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.

**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.

**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).

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



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

Carson Helminiak, REALTOR®, Auctioneer, SRS  
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
Office: 419-865-1224  
Toll Free: 877-462-7673

STAY UP-TO-DATE ON SOCIAL MEDIA!



**METRO** Greater Metropolitan Title  
Serving The Auction Industry For 26 Years

©2020  
Pamela  
Rose  
Auction  
Company, LLC