



Pamela Rose Auction Company, LLC

REAL ESTATE | AUCTIONEERS | CONSULTANTS

5825 Weckerly Road, Whitehouse, Ohio 43571
 Office: 419-865-1224 | Toll Free: 877-462-7673
 Online at www.PamelaRoseAuction.com

Michael Murray, Broker, Auctioneer, CAI, GRI and Pamela Rose, REALTOR®, Auctioneer, AARE, CAI



TERMS & CONDITIONS: AUCTION REGISTRATION:

The online registration form available at 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 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 **\$10,000 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 **\$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 **60 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 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, Consumer Guide, Lead Based Paint, Property Disclosures, 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.

LOAN APPROVAL: For financing options, contact Dennis Pyle with Genoa Bank at 419-244-2020.

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.



STAY UP-TO-DATE ON SOCIAL MEDIA!



COMMERCIAL REAL ESTATE ONLINE AUCTION

FIRST TIME OFFERED - SAME FAMILY SINCE 1951

Formerly
John's
Trailers



Residential Home
Plus
Two Out Buildings

2229 - 2231 TREMAINSVILLE ROAD
TOLEDO, OHIO 43613

BID
NOW!



COMMERCIAL OPPORTUNITY!

BIDDING ENDS: THURSDAY, SEPTEMBER 10, 2020 AT 12:00 PM

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PROPERTY INFORMATION



Online Commercial Auction! **FIRST TIME OFFERED**, same family since 1951. Traffic count of 15,299 vehicles in 2018.

3 bedroom basement ranch with newer siding, windows, and air conditioning.

Two out buildings at 1160+/- square feet and 720+/- square feet with office. Extra lot of 67' x 328'. Property also includes a driveway gate.

Former John's Trailers. Possible uses include building maintenance, business equipment support, communications, fast food, day care, religious, veterinarian, animal sales and grooming, mini storage, etc. Come bid your price at auction!



RESIDENTIAL FEATURES

| | |
|----------------|---|
| Living Room: | 24 x 13 |
| Kitchen: | 10 x 12 |
| Bedroom #1: | 12 x 9 |
| Bedroom #2: | 12 x 9 |
| Bedroom #3: | 10 x 9 |
| No. of Baths: | 2 In House 1 In Basement |
| Foundation: | Basement with Wood Burning Fireplace |
| Square Feet: | 1,040+/- |
| School System: | Toledo Public Start HS |



PROPERTY FEATURES

| | |
|------------------|-------------------------------------|
| Lot Size: | 133 x 349 and 328 (Double Lot) |
| No. of Baths: | 1 in Shop |
| Half Year Taxes: | \$1,929.69 |
| TD Parcel No.: | 10-14331 (2229) 10-104321 (2231) |

**OPEN
HOUSE**

10:00 am - 12:00 pm

Thursday, September 3, 2020

Tuesday, September 8, 2020

Bid Now Online at www.PamelaRoseAuction.com | 419-865-1224