



Boundary Lines Are Approximate



COMMERCIAL BUILDING WITH APARTMENT

# ONLINE AUCTION

Freestanding multi-purpose 1,452+/- square foot commercial building at

**3 NORTH WESTWOOD AVENUE  
TOLEDO, OHIO 43607**

This is a great location on the busy corner of Hill Avenue and North Westwood Avenue. The second floor apartment is rented for \$600.00 on a month to month basis with no written lease.

**ONLINE BIDDING ENDS:  
THURSDAY, JANUARY 14, 2021  
AT 12:00 PM**

**Property Features:**

Commercial Building with Parking Lot  
Rented Apartment on 2nd Floor  
Newer Roof, Doors, Furnace, Hot Water Tank  
Traffic Count: 9,900 Vehicles in 2011  
Parcel No. 20-45214  
Taxes Are To Be Determined

Public Water  
1,452+/- SF  
Lot Size: 56 x 130  
Foundation: Crawl  
No. of Baths: 2

**OPEN HOUSE: Monday, January 11, 2021 at 12:00 pm**

**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 **\$3,000 earnest money deposit**.

**EARNEST MONEY REQUIREMENT:** Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title, immediately following the auction, in the amount of **\$3,000**. 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 **Friday, March 5, 2021**.

**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.

**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, Lead Based Paint, 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**  
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