

OPERATING
SERVICE CENTER

AUCTION >>



*Just Minutes From
Maumee Bay State Park, Port Authority, and Toledo Edison*



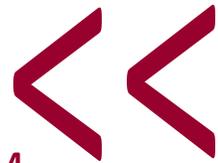
5004 BAY SHORE ROAD, OREGON, OHIO 43616
ONLINE ONLY BIDDING ENDS: WEDNESDAY, APRIL 18, 2018 AT 12:00 PM



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Operating service center that is presently used for car repair. The property includes two (2) bays, gas pumps, and tanks that are not currently being used. This is a great location on the corner of Bayshore and Wynn, close to the Toledo Edison Bayshore Plant, Toledo Lucas County Port Authority Docks, and Maumee Bay State Park.

Property Features

Service Center with (2) Bays
Commercial Property
Public Water and Sewer
Includes Signage
Close to Golf Club and State Park

Other Information

Lot Size: 95 x 154
No. of Bathrooms: 1
Foundation: Slab
Square Feet: 1,247+/-
School System: Oregon

County: Lucas
Half Year Taxes: \$740.78
TD Parcel No. 44-01914

OPEN HOUSE: THURSDAY, APRIL 12, 2018 AT 12:00 PM

TERMS AND CONDITIONS

AUCTION REGISTRATION: The online registration form available at 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 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 **\$3,500.00 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 **\$3,500.00**. 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 **Friday, June 1, 2018**.

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 the 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.

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.

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.

BID NOW!

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AUCTION ASSOCIATES

Roger Turner, REALTOR®, Auctioneer, AARE, CAI and Pamela Rose, REALTOR®, Auctioneer, AARE, CAI

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