

★ **N. DAYTON COMMERCIAL LOT** ★
5.3 Acres ♦ Zoned N-B (Neighborhood Business District)
Bidding Ends: Wednesday ♦ July 28 ♦ 3:00 PM

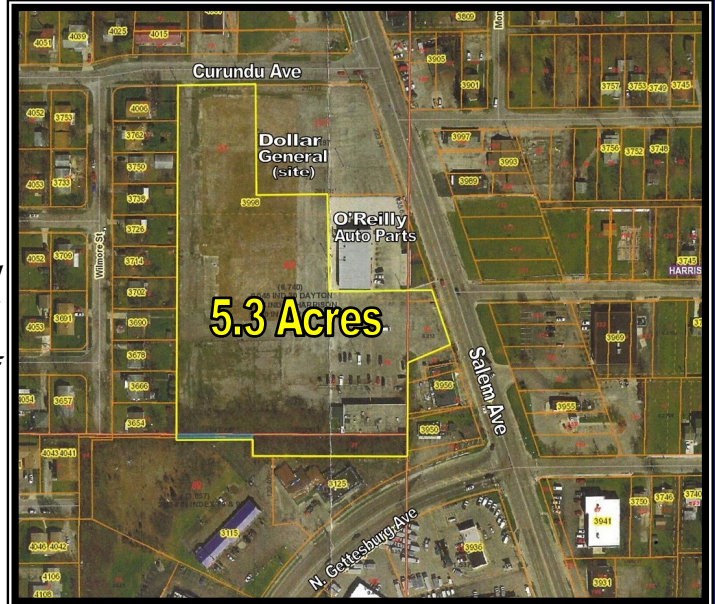
TIMED ONLINE AUCTION

**3970 Salem Ave
 Dayton, OH**

From I-70 just north of Dayton, go south off Exit 26 on SR 49 2 miles and veer left onto Salem Ave to property (just north of Gettysburg Avenue).

Large commercial building site just north of Dayton and 2.5 miles south of I-70. Easy access to I-75 and I-675. Surrounded by residential and other N-B zoned properties. Site surrounds newer O'Reilly Auto Parts and Dollar General stores and also features access onto Curundu Avenue. Strip mall building on south side of property (6,000 SF) is former home of El Greco's Pizza Villa and features five business store fronts.

- | | |
|---------------------------|------------------------------|
| ☆ Great location | Also includes . . . |
| ☆ All utilities | ✓ Commercial restaurant hood |
| ☆ Level topography | ✓ Deep fryer |
| ☆ Available NOW! | ✓ Commercial oven |
| | ✓ Misc restaurant fixtures |



Visit us on the web or contact Auction Agents for complete Bidder Package.
www.SheridanTeam.com

REAL ESTATE SALE TERMS

Bidding Procedure: The real property will sell to the highest bidder subject to confirmation of the Seller.

Acceptance of Bid Prices: Purchaser will sign the *Confirmation of Sale Agreement* (i.e. Purchase Agreement) via electronic signature or in person manually within 24 hours of auction unless other arrangements are agreed upon by Purchaser and Seller.

Buyer Premium: A 10% buyer premium will be added to the final bid price from the auction to achieve the final contract price (e.g. \$100,000 bid price + 10% buyer premium = \$110,000).

Down Payment: The successful bidder agrees to deliver to Auctioneer via overnight mail, wire transfer (plus \$35 wiring fee), or personally delivered funds the down payment in the amount of **\$10,000** within 48 hours of the auction's completion. Personal delivery may be made at 200 Parkview Lane, Cedarville, Ohio (please call prior for appointment). All funds will be paid for in U.S. funds. Bidding IS NOT CONDITIONAL UPON FINANCING.

Real Estate Taxes: Taxes will be prorated to date of closing using short proration method.

Closing Date: On/before August 31, 2021. Purchaser will pay customary portion of closing costs at closing.

Possession: Date of closing.

Agency: SHERIDANS LLC and its representatives are Exclusive Sales Agents for the Seller.

Disclaimer & Absence of Warranties: All information contained in this brochure and all related materials is subject to the terms and conditions outlined in the *Confirmation of Sale Agreement*. Announcements made by the Auctioneer at the time of the Auction will take precedence over any previously printed or oral information. The property is sold on an "AS IS,

WHERE IS" basis, and no warranties or representations, either expressed or implied, concerning the property are made by the Seller or the Auction Company. Each bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this auction marketing information is believed to be accurate, but is subject to verification by all parties relying on it. Neither the Seller nor the Auction Company assumes liability for its accuracy, errors, or omissions. Conduct at the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and the Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, legal capacity, etc. All decisions of the Auctioneer are final.

SATEK LLC, Owner

Visit us online for complete Timed Online Auction bidding terms and instruction



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