

KarenRoseAuction.com

Karen Rose
AUCTION COMPANY

MINIMUM BID ONLINE ONLY
**REAL ESTATE
AUCTION**
GREAT RENTAL
LOTS OF UPDATES

MINIMUM BID
\$35,000



PROPERTY ADDRESS: 3235 Kimball Avenue | Toledo, OH
ONLINE AUCTION END DATE: Saturday, January 15th At 2PM

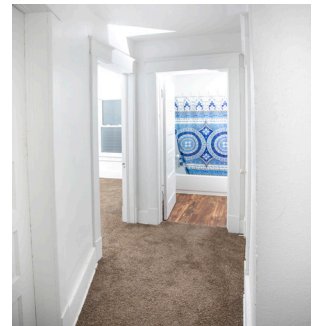
HOUSE FEATURES

Bedrooms: 3	Year Built: 1909
Bathrooms: 1.5	Parcel ID: 03-23291
Square Footage: 1,400+/-	6 Month Taxes: \$141.81
Acres: 0.078+/-	Heating: Forced Air
Garage: Detached	Foundation: Full Basement
County: Lucas	

ABOUT THIS PROPERTY

Lots of new updates! New flooring, New plumbing, New electric, New hot water tank, New foundation repair. Great rental potential, add this to your portfolio. Move-In ready!

CALL TODAY TO GET PRE-REGISTERED | 419.461.7588



Auction Terms & Conditions

Bidder Registration: All prospective bidders must register to bid. Terms: A \$2,000 cashier's check or personal check is required for day of auction - Please make the Cashier's Check payable to yourself. Closing: Closing within 30 days of auction. Documents available: Bidder's Information packets will be available on auction day. Requirements of successful bidder: 10% Buyer's Premium will be added to the final bid to establish the final sales price. The successful high bidder will be required to sign a Real Estate Purchase Agreement immediately upon conclusion of the bidding. Title: Title will be supplied by seller at seller's expense giving marketable title subject to restrictions of record. Taxes pro-rated per local method. Broker participation invited: Broker/Agent must register his client 48 hours prior to the auction. Call for complete registration forms & guidelines. Agency: Auctioneer and its agents are sellers agents. Disclaimer: Announcements made day of auction take precedence over printed materials. All info in this brochure was derived from sources believed to be correct but not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment & inspections of property records. Any other terms & conditions will be announced day of auction & take precedence over printed materials.



SERENITY
REALTY

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