

KarenRoseAuction.com

Karen Rose  
AUCTION COMPANY

ONLINE ONLY  
**REAL ESTATE  
AUCTION**  
PRIME LOCATION  
COMPLETELY RENOVATED



**OPEN HOUSE**

Friday, February 4th from 12-2pm &  
Friday, February 11th from 2-4pm

**PROPERTY ADDRESS: 2615 West Central Ave. | Toledo, OH 43606**  
**ONLINE AUCTION END DATE: Saturday, February 12th at 2pm**

**HOUSE FEATURES**

<b>Bedrooms:</b> 3	<b>Year Built:</b> 1926
<b>Bathrooms:</b> 1	<b>Parcel ID:</b> 02-61101
<b>Square Footage:</b> 1,540+/-	<b>6 Month Taxes:</b> \$674.27
<b>Acres:</b> 0.105+/-	<b>Heating:</b> Forced Air
<b>County:</b> Lucas	<b>Foundation:</b> Partial & Crawl
<b>Zoned:</b> Commercial & Residential	

**ABOUT THIS PROPERTY**

Incredible opportunity to own this recently updated home. Zoned Residential & Commercial, perfect for a home or business. Near the University & Promedica Hospital. Great investment opportunity! New windows, New fixtures. Renovated kitchen, New flooring, Newly Waterproofed Basement, Water heater & block windows. Start your own Airbnb or Add to your portfolio, this property is move-in ready!

**CALL TODAY TO GET PRE-REGISTERED | 419.461.7588**



**Auction Terms & Conditions**

Must provide and deliver earnest deposit in the form of wire transfer or cashiers check of \$2,000 to Louisville Title within 24 hours of completion of auction. Credit Card on file will not be processed. Earnest Deposit must be in form of wire transfer or cashiers check. It is the bidder's responsibility to determine condition, age, genuineness, value or any other determinative factor. Balance due within 30 days of completion of auction end date. Title work started at Louisville Title, Auctioneer is a Sellers Agent. Karen Rose Auction Company LTD Karen Rose, Licensed Realtor Serenity Realty. Title: Successful bidder is guaranteed clear marketable title which will be provided at sellers expense. Closing will be handled through Louisville Title. Seller will be notified immediately after auction will Auction package, purchase agreement, disclosures, etc. Broker/Realtor Participation is welcomed. All agents must register clients 48 hours prior to auction. Please contact auctioneer Karen Rose for participation agreement. Karen Rose is a licensed Real Estate in the State of Ohio with Serenity Realty. Please email KarenRoseOhioRealtor@gmail.com for a bidders packet of disclosures. BUYERS PREMIUM: 10% BUYERS PREMIUM IS ADDED TO FINAL BID TO ESTABLISH FINAL PURCHASE PRICE PROPERTY IS BEING SOLD AS IS. 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.



**SERENITY  
REALTY**

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