

KarenRoseAuction.com

Karen Rose
AUCTION COMPANY

ONLINE ONLY
COMMERCIAL
REAL ESTATE
AUCTION

MINIMUM BID \$89,000
OVER 4,000 SQ. FT.



PROPERTY ADDRESS: 3360 Stickney Ave. | Toledo, OH 43608
ONLINE AUCTION END DATE: Friday, April 8th at 3pm | Registration Online

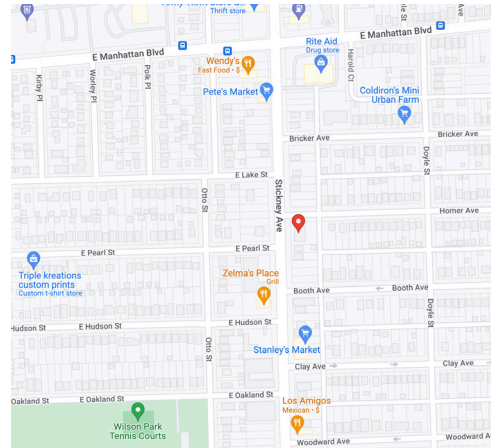
HOUSE FEATURES

Property Type: Commercial Year Built: 1962
Square Footage: 4,100+/- Parcel ID: 14-01191
Acres: 0.28+/- 6 Month Taxes: \$896.91
County: Lucas Foundation: Basement
Location: Corner Parking: 11-30 Spaces

ABOUT THIS PROPERTY

Possibilities are endless! Former Bank building located minutes from Downtown Toledo! The site is surrounded by highways, business and corporations. 4,100 Sq. Ft. of space with basement and Vault. Working mechanicals, corner lot with additional parking lot 30+ spaces. Property has been cleaned and maintained. Great opportunity to open your business in a high traffic area.

CALL TODAY TO GET PRE-REGISTERED | 419.461.7588



Auction Terms & Conditions

Payment Instructions: WINNING BIDDER: Must provide and deliver earnest deposit in the form of wire transfer or cashiers check of \$2,000 to Midland 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 Midland 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 Midland 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.



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