

# COMMERCIAL REAL ESTATE AUCTION

Former TGI Fridays - 7,356 sqft Bld - 1.8 Ac Site

FRI. DECEMBER 20th @ 2PM



**1039 Interstate Pkwy, Akron OH 44312**

PRIME COMMERCIAL REAL ESTATE AUCTION - FRI. DEC. 20 @ 2PM. Summit Co - Akron, OH. Former TGI Fridays Restaurant Location. This Freestanding Multi-Use Building (currently setup as restaurant w/full operable kitchen) consists of 7,356 sqft of space on a 1.8 Acre Site. Good Commercial Location near multiple Car Dealerships and large Retail locations and is within a 3 mile radius w/over population of 29k and a household income of over \$112k. This site also has Hi-Visibility from Interstate 77 w/a traffic count of over 87k vehicles per day.

Great Opportunity to purchase a quality building on a great commercial site. Terms of Sale: \$35,000 down with the balance due in full at closing. Buyers Premium of 10% added to the high bid price to determine the total purchase price. High Bid is Subject to Seller Acceptance. Any desired Inspection must be completed prior to commencement of the bidding. All information was derived from sources deemed to be accurate, but is not guaranteed. All properties can be put under contract at any time prior to auction date.

**OPEN: Dec. 6th, 13th, 18th and Auction Day Dec. 20th (11-1pm)**

**KW** LEGACY  
GROUP REALTY  
KELLERWILLIAMS.

**330.879.5000**  
[www.DuttonAuctions.com](http://www.DuttonAuctions.com)  
**Over 5,000 Properties SOLD!**

**Since 1959**  
**DUTTON**  
Real Estate Auctions

# TERMS OF SALE FOR Dec 20th REAL ESTATE AUCTION

LIVE ONSITE & ONLINE BIDDING - VISIT OUR WEBSITE AT [www.DuttonAuctions.com](http://www.DuttonAuctions.com)

Open House Dates: Nov. 29th, Dec. 6th, 13th and Auction Day Dec. 20th (11am-1p)

**TIME AND PLACE OF AUCTION:** Auction will be held LIVE Onsite at 1039 Interstae Pkwy, Akron OH 44312 with Online Bidding available @ [www.DuttonAuctions.com](http://www.DuttonAuctions.com). Pre-bidding open from 12/13/24 - 12/20/24 @ 2pm.

**AUCTION FORMAT:** To get approved to bid for the auction all parties must provide valid Drivers License, State ID or Passport fill and sign registration form. All Bid Registrations must be approved by auctioneer prior to commencement of bidding. To Register to Bid Online, please follow the online bidding instructions at: [www.duttonauctions.com](http://www.duttonauctions.com).

**REQUIREMENTS OF THE SUCCESSFUL HIGH BIDDER:** The high bidder will be required to tender \$35,000 down day of sale in the form of cash, certified bank check, or via bank wire as initial earnest money, made payable to Chicago Title Insurance Company.

**BUYERS PREMIUM:** The auction purchase contact shall provide that the purchaser pays a buyer's premium of 10%. This amount will be added to the high bid amount to determine the total auction purchase price. Financing, if any, shall be calculated on the Total Auction Purchase Price.

**TITLE:** Sellers shall furnish at their own expense a title guaranty policy brought to date of delivery of deed, showing good marketable title in fee simple in sellers and shall convey the premises by General Warranty Deed, free of dower, liens or encumbrances, except as specified.

**CLOSING PROCEDURE:** The real estate title and closing will be provided by Chicago Title 30195 Chagrin Blvd, Suite 320, Pepper Pike OH, 44124 (330-873-9393) and shall occur on or before October 29th at which time purchaser shall pay the balance of the purchase price. Transfer of title will be by General Warranty Deed.

**POSSESSION OF PROPERTY:** Time of Transfer.

**PLEASE NOTE:** The property is not being sold subject to financing. This means that, before you bid at the auction, you should have enough cash reserves to close the purchase, or that financing should be pre-arranged, or that you should be absolutely sure that you can qualify for financing. If you do not have the cash, or if you are not sure you can obtain financing, it is recommended that you do not bid.

**NO WARRANTIES:** This property is being sold "AS IS", "WHERE IS", without any representation or warranty of any kind being made by the sellers, auctioneer, Keller Williams Legacy Group Realty, or by any other cooperating realty firm. All information in this brochure, any advertising, or in any other written form has been taken from sources believed to be reliable and accurate, but is not guaranteed.

**AGENCY DISCLOSURE:** All licensees associated with the Broker represent the seller in the sale of this property.

**BROKER PARTICIPATION:** : A referral fee in the amount of one percent (1%) of the High Bid Price will be paid to the qualified Real Estate Broker acting as a buyer's broker whose client pays for and closes on the property. In order to qualify for this fee, the Real Estate Broker must: (A) Be a licensed Real Estate Broker in the State of Ohio who will abide by the National Association of Realtors code of Ethics. (B) Register the client with listing broker/auctioneer by mail/email on Client Broker Registration Form, provided by Auctioneer, which must be signed by broker/salesperson and prospect, with Keller Williams-Legacy Group Realty & Dutton Real Estate Auctions, prior to attending an open house with client and prior to and **NO LATER THAN 48 hrs. prior to the Auction Date** (C) Sign in and inspect the properties with the prospect during a scheduled on-site inspection. (D) Attend the auction with the prospect and bid with or for the prospect who was the high bidder. A complete file of all broker registrations will be maintained by Auctioneer. No referral fees will be paid if prospect has previously contacted listing broker or attended a scheduled open house without buyer/broker. Referral fees will be paid upon the closing of the sale by the Seller and only after receipt of all commissions by listing broker, Keller Williams—Legacy Group Realty. No referral fees will be paid by Seller if the cooperating broker, broker's agent or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required to be signed certifying that the broker is not acting or participating in any way as a principal. No sub-agency shall be offered to any buyer/broker by listing broker and the Broker shall represent the buyer and have a signed Agency disclosure form as such. There can be **NO EXCEPTIONS** to this procedure and **NO** oral registrations will be accepted. If a referring broker has not met all of the above requirements, no referral fee will be paid.

**ATTENTION AUCTION BUYERS:** We recommend that you log onto our website at least 30 minutes prior to the sale, in order to answer any last minute questions and register to get **APPROVED** to bid. Any property may be withdrawn, canceled or subject to sale prior to the auction without any further notice. Subject to auction day announcements. The property is being offered with reserve, subject to seller acceptance. The following contained in this brochure is subject to inspection and verification by all parties relying on it. The sellers and their representatives assume no liability for its inaccuracy, errors, or omissions.

SCAN THE QR CODES BELOW FOR DIRECT ACCESS TO BID ONLINE OR FOR COMPLETE BIDDER INFORMATION PACKET



**DUTTON REAL ESTATE GROUP—OVER 5000 PROPERTIES SOLD**

