

\$115,000

RESERVE (MINIMUM BID)

**ONLINE
BIDDING**



DEVELOPMENT OPPORTUNITY IN DELAWARE

TERMS: VISIT THE WEBSITE FOR A LIST OF TERMS AND CONDITIONS.

- **BIDDING OPEN NOW UNTIL** Thursday, October 24th 2024 @ 6PM
- **LOCATION:** 325 LONDON RD
DELAWARE OH 43015



This former car wash has 2 car tandem drive thru garage, small office with half bath & storage room in rapidly expanding Delaware County! 154 feet road frontage just off the expanded US 42 close to downtown. 0.35 acre lot. City sewer & water. US 42 will continue to expand from Powell to Delaware, traffic will continue to grow! Brand new HVAC '23 and other updates in office.



AUCTIONOHIO.COM

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Development Opportunity in Delaware

Location Information

- MLS #:224034625
- Building SQ Ft:1,536
- Year Built:1965
- Lot Size:0.349
- Parcel Number:419-211-05-004-000
- County:Delaware
- School District:2103 DELAWARE CSD
- Zoning:B-3 Community Business District
- Tax Amt:3,926.79
- Tax Year:2023
- Stories:1
- Overhead Doors:2

Summary of Terms

1. Reserve Price: The property has a reserve price of \$115,000 (minimum bid).
2. Acknowledgment of Terms: All bidders must review and sign the Acknowledgement of Terms & Conditions document prior to bidding.
3. Property Condition: The property is sold in 'AS IS' condition. The Seller will not make any repairs or concessions, and there are no contingencies.
4. Debris and Personal Property: The Seller will not remove all debris and personal property by the date and time of the Buyer's possession.
5. Inspections: The sale is not contingent upon a satisfactory inspection. Bidders are encouraged to inspect the property before the auction ends.
6. Financing: The sale is not contingent upon the Bidder's ability to secure financing. The buyer is responsible for any appraisal gap.
7. Post-Auction Procedures: After the auction closes, the successful Bidder must sign and return the purchase contract and any other required documents electronically within 24 hours.
8. Deposit: The successful bidder must provide a \$5,000 deposit (earnest money) via electronic transfer.
9. Closing: The buyer must complete the purchase within 30 days of the auction.
10. Seller's Obligations: The seller will cover the costs of the owner's title insurance, deed preparation, conveyance fee, and the proration of real estate taxes.
11. Buyer's Premium: A 10% Buyer's Premium will be added to the final bid to determine the final purchase price.



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