

OWNER ORDERD ON-LINE REAL ESTATE AUCTION

WASHINGTON TOWNSHIP OFFICE CONDO LOCATED IN THE INTERSTATE EXECUTIVE CENTER

**6728 LOOP RD. ,
UNIT 101, BUILDING # 5
CENTERVILLE, OH 45459**

AUCTION DATE : THURSDAY, SEPTEMBER 17, 2026 @ 10:00 AM

OPEN INSPECTION: THURSDAY SEPTEMBER 10, 2026, FROM 1:00-2:00

Montgomery County County Parcel ID: 068 50810 0077

Description

This first floor office condominium is great condition and is ready to occupy. The unit features 2,250 sq. ft. that includes a large reception area, conference room, 6 private offices, two bathrooms, a kitchen. The monthly fee is \$722/ month.

Auction Terms: Sells subject to seller confirmation on auction day. A 10%, non refundable deposit is to be collected from the winning bidder at the conclusion of the auction by direct deposit into our JPMorgan Chase trust account or via credit card payment with a 4% surcharge. Contract signature and deposit must be made by 5 PM the day of Auction. The real estate is sold As Is with no contingencies. All inspections must be done prior to Auction. Close on or before October 19, 2026. Occupancy will be given at closing. A 10% buyer's premium will be added to the high bid to obtain the final contract selling price. Short tax proration. Buyer pays all closing costs. Executors deed given at closing with no liens or back taxes.

Deposit and Closing: Transaction must close on or before October 19, 2026 with Ohio Title Corp. Contact Tracy Furies, tfuries@ohiotitlecorp.com for closing cost estimate.

Bid Increment: Online bidding increment for this auction is \$1,000.

Max Bid: When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$1,000 increments up to your maximum. You will be notified by email if your maximum is out-bid by another bidder.

Bid Extensions: If a bid is placed in the last 3 minutes before the scheduled auction end time, bidding will extend for an additional 3 minutes with the high bidder on-site participating with on-line bidders. Bid extensions will continue until a 3 minute period of time elapses after the stated auction end time with no advance in the bidding.

Realtor Participation: Contact Auctioneer for details.

WWW.OHIOREALESTATEAUCTIONS.COM

Auctioneer: Ron Denney, CAI
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Broker: Ohio Real Estate Auctions, LLC

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