

ABSOLUTE REAL ESTATE AUCTION

THURSDAY SEPT. 10TH 1:00 PM

1880 KAUFFMAN AVE
FAIRBORN, OHIO 45324

(Located At The Corner Of Col. Glenn Highway & Kauffman Ave. Easy Access From I-675 Or St.
Rt. 444. Or Rt. 235 To S. On Central To S. On Kauffman.)

REAL ESTATE SELLS AT 1:00 PM

INSPECTION AUG. 27TH 6-7:00 P.M.

EQUIPMENT SELLS AFTER REAL ESTATE

7900 Sq Ft Built In 1960, Class – Commercial, Land use C- Commercial Garages, Zoned R-3. Built As A Body Shop With 3 Phase Electric, Steel Roof Trusses With Rubber Membrane Roof, Paint Booth, Waste Oil Furnace & Nat. Gas Furnace, 2 Large Air Compressors, Front Showroom, 2 Bedroom Apt. Upstairs w/ Separate Entrance.

TERMS: This Building Is Being Sold ABSOLUTE (sells to the Highest Bidder Regardless of Price) At Public Auction. No Buyer Contingencies, In As Is Condition. Buyers Shall Rely On Their Own Information, Inspections And Judgement. Buyers Are Urged To Consult Your Bankers & Inspectors To Be Able To Bid Confidently And Successfully. Seller Guarantees Clear Marketable Title Upon Closing. 10% DOWN DAY OF SALE W/ BALANCE DUE AT CLOSING BY OCT. 10, 2009. 10% BUYERS PREMIUM APPLIES! FOR INSPECTION CALL JOE FLATTER, JR. AUCTIONEER / REALTOR. YOU WON'T WANT TO MISS THIS GREAT OPPORTUNITY!!

REGISTRATION: Requires A Cashiers Check Made Payable To Ohio Real Estate Auctions For \$5,000.00 Prior To The Start Of The Auction.

AUCTIONEERS NOTE: THIS IS NOT A FORECLOSURE OR BANKRUPTCY SALE. SELLER HAS RETIRED AND IS SELLING THE BUILDING.

THIS BUILDING HAS GREAT POTENTIAL W/ THE REALIGNMENT OF ST. RT. 444, CHECK IT OUT!!!

Realtors Welcome Log on to www.ohiorealestateauctions.com for Registration Requirements.

EQUIPMENT: South Bend Metal Lathe 3 Phase 16x48 Min Bid On This Item Only \$1,500.; 3M Tool & PATTERN Maker Bench W/ Parts Washer; Starrott 1300 lbs 36" sq Granite Surface Grinder; 3 New Swimming Pool Pumps; Parts Washer; Belt Grinder; Wash Tubs; Parts Washer; Approx 15 Steel Saw Horses; Refrigerator; Lighted Display Case; Motorcycle Manuals; File Cabinets; Harley Davidson Generator; Welding Table; Several Work Benches; Hardware Cabinets and other Tools & Equipment.

LOG ONTO www.flatterauctions.com FOR PHOTOS!

TERMS: Cash (Checks w/ Proper ID) Mastercard/ Visa 3% Convenience Fee

DAVID E. NICHOLAS OWNER

JOE FLATTER, JR. REALTOR/AUCTIONEER

OHIO REAL ESTATE AUCTIONS, LLC

www.flatterauctions.com OR www.ohiorealestateauctions.com

JOE FLATTER AUCTION CO.

COMPLETE PROFESSIONAL SERVICE

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