



JULY 26 • MINIMUM BID AUCTION

MINIMUM BID: \$1 BUYS 52,000 SQ. FT. OF REDEVELOPMENT SPACE!



40 E. 1st St. & 131 N. Jefferson St.
Dayton, OH

JULY 26 • MINIMUM BID AUCTION

DOWNTOWN DAYTON REDEVELOPMENT

2 properties at the corner of 1st & Jefferson

Don't miss this rare opportunity to buy two former Fifth Third Bank office buildings for a multitude of redevelopment opportunities in downtown Dayton.



PO Box 1588, Deerfield, IL 60015
(312) 278-0600
www.fineandcompany.com

TO BE SOLD SUBJECT TO A MINIMUM BID OF ONLY \$1.00!



DOWNTOWN DAYTON REDEVELOPMENT



These buildings are located on the southwest corner of E. 1st and N. Jefferson Streets. The astute developer can redevelop these buildings or this site which is only one block from the Miami River and the RiverScape MetroPark, Kettering Tower, Premier Health Headquarters, and CareSource Headquarters and in close proximity to several recent condominium conversion projects and the Dayton Dragons Fifth Third Field. Excellent access and visibility with traffic counts in excess of 12,000 VPD. Central Business District (CBD) zoning.

40 E. 1st Street

- Gross Building Area: 31,850 Sq. Ft. inclusive of basement
- Land Area: 6,424 Sq. Ft.
- Four stories
- Construction: Steel frame supporting brick and masonry façade
- Primary Road Frontage: E First Street - 66 Feet
- Secondary Road Frontage: N. Jefferson Street – 102 Feet
- Tax Parcel Number: R72-00205-0012
- Zoning: CBD, Central Business District

131 North Jefferson Street

- Gross Building Area: 20,196 Sq. Ft. inclusive of basement
- Land Area: 6,634 Sq. Ft.
- Two stories
- Construction: Steel frame supporting brick and masonry façade
- Primary Road Frontage: N. Jefferson Street – 101 Feet
- Tax Parcel Number: R72-00205-0035
- Zoning: CBD, Central Business District

On-Site Inspections

June 28 and July 7, 14, & 21
at 10:00 am EDT

Licensed Ohio Broker and Auctioneer,
Pamela K. Rose
Pamela K. Rose Auction Company, LLC
5825 Weckerly, Whitehouse, OH 43571
(419) 865-1224

BIDDING PROCEDURES:

Bidding is via sealed bid auction with bids due no later than 2:00 p.m. EDT, on July 26, 2016, by electronic delivery to pam@pamelaroseauction.com or to the offices of Pamela Rose Auction Company, 5825 Weckerly, Whitehouse, OH 43571

CERTIFIED FUNDS REQUIRED TO BID:

\$5,000 made payable to Fidelity National Title Insurance Company.

BIDDER'S INFO PACKETS:

A detailed Bidder's Information Packet has been assembled which contains pertinent information related to the property, the auction and the Terms of Sale. The Packet will be available via email for \$20.00 at info@FineAndCompany.com. The purchase of a Bidder's Information Packet is required in order to bid at the auction.

TERMS OF SALE:

This auction is being conducted subject to the Terms of Sale, as stated in the Bidder's Information Packets, and the Purchase and Sale Contract.

BUYER'S PREMIUM:

A seven and a half percent (7.5%) Buyer's Premium will be added to the final bid price, per the Terms of Sale.

BROKER PARTICIPATION INVITED:

A 1% referral fee, as stated in the Terms of Sale, will be paid to the REALTOR®/Broker whose registered buyer closes on this property. Please refer to the Buyer/Broker registration requirements in the Terms of Sale, which can be found on our website or in the property profile and the Bidder's Information Packet.