

Dayton, OH Drive-Thru C-Store

Auction Date & Time: Wednesday, June 19 @ 1:00 PM

Showings Available by Appointment

| General Property Details | |
|--------------------------|--|
| Address | 101 Springfield Street, Dayton, Ohio 45403 |
| Alternative Address | 2200 East 2nd Street, Dayton, Ohio 45403 |
| Zoning | T (Transitional District) |
| Parcel Number | R72 040503 0059; 0061; 0062; 0063 |
| Lot Size | 0.3885 Acre |
| Frontage Area | 58' on Springfield St. / 183' on 2nd Street |
| Building Size | 2,700 square feet |
| Construction Type | Masonry, Concrete Block |
| Roof Type | Flat Membrane |
| Year Built | 1954 |
| Parking Lot | Paved Asphalt |
| Assessed Tax Value | \$62,280 (100%) |
| Annual Taxes | \$2,921.01 (2018) |
| Other Pertinent Data | Coolers and Shelving to stay with property. |
| | 15-door display walk-in cooler in c-store. |
| | 8-door & 4-door display walk-in coolers in drive-thru. |
| | |

| General Auction Terms | |
|-----------------------|--|
| Required Down Payment | \$3,000 cashier's check, brought up to 10% within 3 business days. |
| Closing Time | 30 days. |
| Tax Administration | Prorated to date of closing. |
| Buyer's Premium | 10% |