

# **ABSOLUTE REAL ESTATE AUCTION & RESTAURANT EQUIPMENT**

**MONDAY SEPT. 14<sup>TH</sup> 1:00 PM**

**900-902 TROY ST.  
DAYTON, OHIO 45404**

(Take Rt. 444 To West On Stanley St. To South On Troy St. 1 Block South Of Leo St. )

**REAL ESTATE SELLS AT 1:00 PM**

**INSPECTION**

**SEPT 1<sup>ST</sup> 6-7:00 P.M.**

**EQUIPMENT SELLS AFTER REAL ESTATE**

Restaurant, Double Occupancy, Zoned MR-5, C-Restaurant, Cafeteria &/or Bar, With Built In Gas Range & Deep Fryer, Built in Walk In Cooler, 200 Amp Service, Central Air On Lower Level, 10 Stool Counter/Bar, 2 Car Attached Garage, With Basement On Corner Of Troy St. & Walters. Owners Have Operated This As A Catering Business For Many Years, They Have Sold Their Business And Are Now Selling The Building And Equipment. All Other Equipment Will Be Sold Separately After The Real Estate

**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. 14, 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!!!

**EQUIPMENT:** 1 & 2 Door Stainless Beverage –Air Freezers; 2 Door True Sliding Door Cooler; True Stainless Freezer; Hobart Convection Oven; 5 Upright Freezers; 3 Chest Freezers; Hobart Meat Slicer; Globe Meat Slicer; Peerless Stainless Gas Range; Lots Of Stainless Cookers; Approx 40 Stainless Cooking Trays; Lots Of Cake Decorating Equipment & Supplies; Single Pedestal Tables; Porcelain Table; Cig. Machine; Lots Of Cooking Utensils; Office Equip.; Computers; File Cabinets; **COLLECTABLES:** Tin Wind up Toys & Planes; Army Toys; Wicker Doll Buggy; 45 & 78 Records; Antique Radio; Some Furniture And Many Other Items.

[www.flatterauctions.com](http://www.flatterauctions.com) OR [www.ohiorealestateauctions.com](http://www.ohiorealestateauctions.com)

**Realtors Welcome Log on to [www.ohiorealestateauctions.com](http://www.ohiorealestateauctions.com) for Registration Requirements.**

**LOG ONTO [www.flatterauctions.com](http://www.flatterauctions.com) FOR PHOTOS!**

**CHARLES R. & MARY ANN WALLACE OWNERS  
JOE FLATTER, JR. REALTOR/AUCTIONEER  
OHIO REAL ESTATE AUCTIONS, LLC**

**JOE FLATTER AUCTION CO.**

**COMPLETE PROFESSIONAL SERVICE**

**407 N BROAD ST. FAIRBORN, OH 45324**

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