



# LET THE GOOD TIMES ROLL AT ONLINE AUCTION

5133 TELEGRAPH ROAD, TOLEDO, OHIO 43612

ONLINE BIDDING ENDS  
THURSDAY,  
MARCH 10, 2022  
AT 12:00 PM



**INCLUDES  
REAL ESTATE,  
EQUIPMENT, BUS, AND  
LIQUOR LICENSE!**

**OPERATING BUSINESS! MONEY MAKER!**



**36 BOWLING LANES  
WITH AUTOMATIC SCORING**



**SCHOOL BOWLING PROGRAM,  
POOL TABLES, GAMES, VOLLEYBALL**



**PRO-SHOP, KITCHEN, AND  
BAR WITH D5 / D6 LICENSE**

**OPEN HOUSE:**

Thurs, February 24 from 10 am - 12 pm | Wed, March 2 from 11 am - 12:30 pm | Tues, March 8 from 12 pm - 2 pm

# PROPERTY DETAILS

5133 TELEGRAPH ROAD, TOLEDO, OHIO 43612

County ..... Lucas  
 Parcel No. .... 22-06854  
 Construction ..... Block and Steel  
 HVAC..... Gas Forced Air  
 HVAC..... Central Air  
 Electric..... 3 Phase  
 Roof ..... Rubber

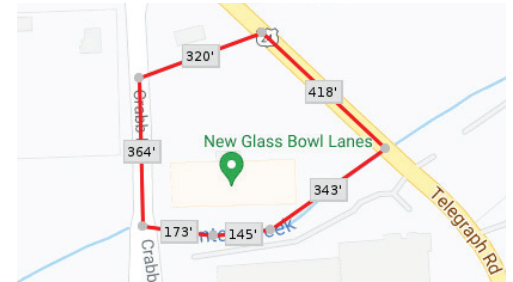
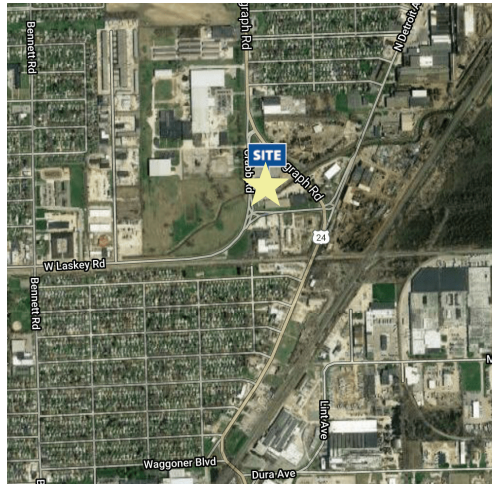
Parking Spaces..... 175+/-  
 Women's Restrooms.. 3 Stalls  
 Men's Restrooms..... 2 Stalls / Urinals  
 Security System ..... Yes  
 Property Type ..... Specialty  
 Sup Type ..... Bowling Alley  
 Zoning..... 10-IL

Building Size ..... 34,197+/- SF  
 Acres..... 4.47+/-  
 No. of Buildings ..... 1  
 No. of Floors ..... 1  
 Year Built ..... 1959  
 Half Year Tax (2021)... \$16,51884



## PROPERTY HIGHLIGHTS

- 36 bowling lanes with automatic scoring, school bowling program, Pro Shop, kitchen, bar, pool tables, games, and volleyball courts
- Leagues booked for nine months of the year, seven days per week, open bowling is available the remaining three months of the year
- Additional income from lease of Shot Makers Pro Shop and Kitchen
- Sales includes D5 and D6 Liquor Licenses, all equipment, and bus for school bowling program
- Large striped parking lot with 175 spaces



## DEMOGRAPHICS (2020)

	1 MILE	3 MILES	5 MILES
Total Households	3,625	23,603	56,404
Total Population	8,330	25,830	137,545
Average HH Income	\$51,025	\$45,392	\$45,236

**TERMS & CONDITIONS: AUCTION REGISTRATION:** The online registration is available at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) or on our Mobile App and will need to be completed. Next you'll receive an email indicating you **must provide proof of funds** from your bank that you have sufficient funds to cover the required earnest money down payment before online bidding is enabled and you receive a bid number. This may be accomplished by emailing to [info@pamelaroseauction.com](mailto:info@pamelaroseauction.com) prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$25,000 earnest money deposit**.

**EARNEST MONEY REQUIREMENT:** Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title & Escrow, immediately following the auction, in the amount of **\$25,000**. The successful online bidder will be notified immediately following the closing of the auction and Purchaser needs to sign and return purchase contracts as soon as possible and no later than 24 hours post auction via electronic signature or in person. Balance will be paid in full at closing on or before **45 Days After Acceptance or 60 Days After Acceptance With An Additional \$25,000 Deposit**.

**TITLE:** A guaranteed certificate of title will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Midland Title & Escrow; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, the Non Refundable Earnest Money Deposit Agreement.

**BROKER PARTICIPATION:** Broker participation is welcomed - call for registration forms and guidelines at 419-865-1224 or obtain online under Resources.

**BUYER'S PREMIUM:** Properties will be sold with a ten (10%) percent buyer's premium. The bid amount plus buyer's premium equals the final purchase price.

**AGENCY:** Auctioneer is a seller's agent.

**EXTENDED BIDDING:** This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

**WEBSITE UPDATES:** Please refer to the website for updated information on occupancy, rents, or changes at [www.pamelaroseauction.com](http://www.pamelaroseauction.com).

**DISCLAIMER:** Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records.

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