

# REAL ESTATE AUCTION

## Commercial Real Estate And Cabinet Shop



## Great Location

**Saturday June 18, 10:00 AM**  
**315 N Holland Sylvania Rd**

**Just North of Hill Ave. Toledo, OH 43615**

**Terms: \$5,000 down the day of the auction in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation "as is where is". No Buyer's Premium. Possession at closing. All information on this flyer was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.**

**WHALEN REALTY & AUCTION, LTD.**  
**Auctioneers: John & Jason Whalen, Mike Murry**  
**419-875-6317, 419-337-7653 [www.whalenauction.com](http://www.whalenauction.com)**

Information herein deemed reliable but not guaranteed

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Tax parcel #20-48851  
Year taxes \$4323.34  
Lot size 77 x 250  
Built in 1956  
4227 sq ft

Building 30 x 114 with 20 x 40  
addition  
2 over head doors—8 ft x 10 ft  
Zoned Industrial Small Shop  
Block Construction  
Asphalt Composite Roof (Needs  
replaced)  
Single and 3 Phase Electrical  
City Water and Sewer  
Heated by Hanging Gas Heaters  
Window air conditioning (Office)  
1 Bath  
Office 16 x 30  
Asphalt Drive (Shared)



## Commercial Real Estate

**Owner: Robert Irwin**

*Formerly Regal Cabinet Company. Great location for your commercial or light industrial business. Personal Property sells same day to include industrial tools and equipment.*

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REALTY & AUCTION, LTD.  
**PO Box 550**  
**Neapolis, OH 43547**

## Saturday June 18, 10:00 AM

Open for inspection Monday, June 6th; 5 – 6:30 pm or shown by appointment, call auctioneer.

### AUCTIONEERS



**John Whalen**



**Michael Murry**



**Jason Whalen**

419.875.6317 419.337.7653

# See [whalenauction.com](http://whalenauction.com) For Upcoming Auctions!