

3 Generations Industrial Real Estate Auction Tedrow Auto Wrecking Co.

9109 Co Rd 17-3

Wauseon, OH 43567

Directions: 1/2 Mile north of Ohio Turnpike on SH 108 to Co Rd J, west 2 1/2 miles.

27 Acres Unzoned

Open For Inspection: Tuesday, Oct, 29, 12-2:00 PM
or shown by appointment, call auctioneer.



Tuesday, Nov 5, 10:00 AM

Personal Property open for inspection Monday, Nov 4, 11-2 PM.

Personal Property Auction to include
Trucks, Front End Loader, Car Crusher, Forklifts, Tools and some miscellaneous steel piping.

Clean Enviromental Phase II

**18,000 Sq Ft Plus Open Span Building
UnZoned & Unlimited Uses and Opportunities**



Owner: Steve and Pam Graffice

AUCTIONEERS

**John & Jason Whalen,
Michael Murry
Office**

419-337-7653 419-875-6317

**WHALEN WHALEN
REALTY & AUCTION, LTD.**

Information contained herein deemed reliable, but not guaranteed.

Tedrow Auto Wrecking Co. Auction



Main Bldg 18,014 Sq Ft
 Constructed 1975, 1978, and 1988
 County Fulton
 Zoning Unzoned
 Parking Stoned lot plus rear yard

Building Specifications

Office Space—1,914 sq ft includes showroom
 Shop Space—16,100 sq ft main building
 Building 2 40'x56'
 Building 3 24'x21'

Steel Frame
 Steel and Brick Exterior
 Roof Standing Seam Metal
 Ceiling Height 16' eves to 22'
 Heating Gas Forced Air in Front Section
 Radiant Tube in Rear
 Waste Oil Burner in Shop

Central Air in Showroom
 200 AMP Elec, Single Phase—Several Panels
 2 Restrooms—Men's is Handicap Accessible
 Overhead Doors 4—14'x12' &
 1—14'x18'

Cranes 4—2 Ton
 Electric—Toledo Edison
 Gas Propane
 Water City of Wauseon
 Septic

Parcels

07-017600-01.000
 07-017596-00.000
 07-017592-00.000
 Year Taxes \$10,996.92



Terms: \$10,000.00 down in certified funds w/balance at closing. Closing held on about 40 days. Have finances ready, selling with immediate confirmation. No Buyer's Premium. **Possession at closing.** Announcements made the day of the auction take precedence over printed materials. 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 judgment and inspections of property records. Any other terms & conditions will be announced the day of the auction and take precedence over printed material.

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