

# Real Estate Auction

Thursday, Nov 14, 11:00 AM

**S. OAKWOOD  
WAUSEON, OH**



Directions: Shoop Ave to E. Chestnut to S. Oakwood north or 123 S. Shoop drive south of U Lock Storage.  
**Open for Inspection: Thursday, Nov 7th, from 12:00 noon—1:30 PM.**



**Terms:** \$2,000.00 down in cashier's check 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.

## 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.

**Zoning:** Commercial  
**Building:** 46'x36'  
**Lot Size:** 266' x 435' (3.5 Acres)  
**Electric:** 220V  
**Parking:** 30+ Spaces  
**Restrooms:** 2  
**Ceilings:** 0'- 10'  
**Loading:** Delivery Door  
**Foundation:** Slab  
**Exterior:** Masonry/ Wood  
**Roof:** Rubber  
**Water/Sewer:** Public  
**Heating:** Forced Air Natural Gas  
**Water Heater:** Gas  
**Cooling:** Central Air  
**Terms:** Cash, Conventional  
**Tax Parcel:** 06-016308-00.000,  
 06-016344-00.000  
**Taxes:** \$786.98 / 6 Months  
**Sq Ft:** 1,656  
**Built:** 1970  
**Outdoor Concrete Slab 124'x201' with  
 Loading Dock Area**

**Great Storage Lot  
 Construction Yard  
 Unlimited Uses**



*November 2019*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

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