

Absolute Real Estate Auction

3030—3038 GLENDALE, TOLEDO, OH

Between Byrne and South Detroit (across from Walmart).



3038 Glendale

Thursday, Aug 9, 11:00 AM



3030 Glendale

Open For Inspection: Mon. Aug 6, 11-12:30 PM
or shown by appointment, call auctioneer.

Selling to the highest bidder. 2 large city lots,
3/4 acre with 4 bedroom, 2 bath, 2467 sq ft
home in need of extensive improvements.
Endless opportunity in high visibility area next
to Medical College of Ohio.

AUCTIONEERS

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

419-337-7653 419-875-6317

WHALEN 
REALTY & AUCTION, LTD.

Information contained herein deemed reliable, but not guaranteed.

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Living Rm	13 x 20	Parcel 20-69521	Year Taxes \$669.73 (3038 Glendale)
Dining Rm	12 x 13		Lot Size: 83 x 195
Kitchen	20 x 13		Built 1954
Baths	2 Full Baths (1 up/1 main)		Zoned RD 6
Bedroom	12 x 12 Up		100 AMP Electric
Bedroom	12 x 14 Up		40 Gallon Electric HW Tank
Bedroom	12 x 13 Up		Central Air/Forced Air Heat
Bedroom	12 x 16 Main	Parcel 20-69524	Year Taxes \$299.25 (3030 Glendale)
Utility Rm	8 x 8		Lot Size: 83 x 195
			2 Car Garage/Gravel Drive



Terms: \$3,000.00 down in certified funds w/balance at closing. Closing held on about 30 days. Have finances ready, **selling absolute to the highest bidder**. 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.

Owner: John Shriver

Attorney: Tom Weisenburger

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AUCTIONEERS: John & Jason Whalen, Michael Murry – Office 419-337-7653 419-875-6317

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