

# REAL ESTATE - INDUSTRIAL BUILDING MACHINE SHOP & WOODWORKING EQUIPMENT

Wednesday October 24, 2018, 10AM

2266 Smead Ave. Toledo, OH 43606

Real Estate offered 1<sup>st</sup> followed by contents.

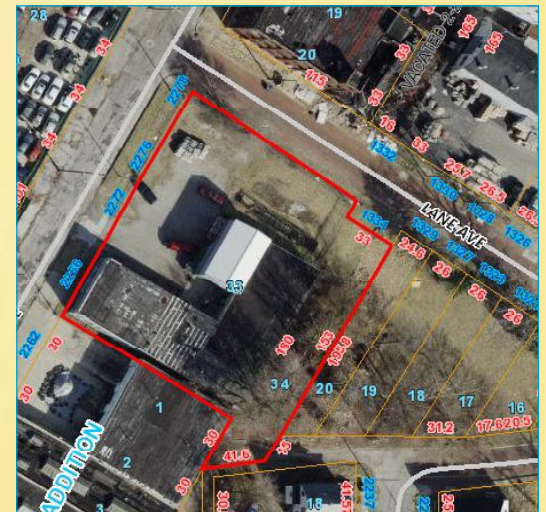
Located: Use Monroe St. Exit on I75 go west on Monroe to south on Smead. Between Detroit & Auburn Ave.



Owner: JT Flans LLC

Tax parcel: 18-43657, Toledo City  
Class/Land Use: Industrial, Small Shops land use  
Zoning: Commercial, 10-IL, Limited Industrial  
Taxes: \$1,315.41 per half year  
Lot size: 162' frontage, .5894 acre  
GBA: 8,120  
Built: 1966  
Construction: Block  
Roof: Rubber  
Windows: Single Pane  
Water/Sewer: City  
Fenced area with security system  
Plenty of overhead doors & storage!

Open House:  
Wednesday October 17  
from 11am-12:30pm.



Bldg: Main area 40' x 23' Storage with 40' x 23 Office upstairs  
Heat: (3) Forced air furnaces, (1) wood burner  
Air: Central for offices  
Baths: 4

Terms: \$5,000.00 down 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. 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.

Auctioneers: John & Jason Whalen, Mike Murry  
419-875-6317, Fax: 419-875-6333  
www.whalenauction.com

Information herein deemed reliable but not guaranteed

WHALEN WHALEN  
REALTY & AUCTION, LTD.