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AUCTION

LEADING THE INDUSTRY SINCE 1945

THURSDAY – JANUARY 7, 2021 – 12:00 PM

2 Commercial Buildings On 2.95 Acres

HIGH TRAFFIC COUNT ON SR 3

Offered In 2 Parcels - Montville Twp. – Medina Co.

On-Site & Online Bidding Available

Absolute auction, all sells to the highest bidder(s). Location:

7040 WOOSTER PIKE, MEDINA, OH 44256

Directions: From I-71 and US RT 224 take US RT 224 east to OH-3/Wooster Pike and turn north to property. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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Property features a commercial office/retail building with receptionist area, office, parts room, half bath, break room, and loft storage or extra parts storage. Service bay with 12' overhead door. Building has single-phase power, Reznor heat in shop, and baseboard heat in office. Large clear-span shop building with (2) 12' overhead doors, gas Reznor heat, cement, and electric. 3 storage containers. All situated on 2.95 acres with loads of aggregate parking with a good base. Offered in 2 parcels and as a whole selling whichever way brings the most. Property divided as follows:

PARCEL #1: All buildings mentioned above on 1.95 acres. 435' highway road frontage. Real estate taxes are \$2,020 per half year. Parcel #030-11C-12-004.

PARCEL #2: 1-acre commercial vacant land. 150' highway road frontage. Real estate taxes are \$192 per half year. Parcel #030-11C-12-003.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

NOTE: Great opportunity! Loads of road frontage on OH-3. No city income tax. Phase 1 completed on November 21, 2020.

AUCTION BY ORDER OF: Oakrock Holdings LLC



Auctioneer/Realtor®

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