



AUCTION

LEADING THE INDUSTRY SINCE 1945

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**REAL ESTATE SELLS ON
WEDNESDAY – JANUARY 13, 2021 – 12:30 PM
PLUMBING TOOLS/SUPPLIES - VANS SELL ONLINE-
STARTS: MONDAY – JANUARY 11, 2021 – 12:00 PM
ENDS: MONDAY – JANUARY 18, 2021 – 12:00 PM**

Gast Plumbing Heating & Air Conditioning - Two Industrial Buildings - Parcel #1 – 240 E. Robb Ave., Lima, OH 45801 - 5,400 Sq. Ft. Building With Front Office – Shop Area With Overhead Doors – Heated – Asphalt Turnaround – Outdoor Fenced Area – .55 Acre Corner Lot – Great Road Exposure

Parcel #2 – 1229 Central Ave., Lima, OH 45801 - 6,400 Sq. Ft. Building With Office – Two Large Overhead Doors – Heated – Sells With Adjacent Extra Lot – Both With Public Utilities – Both Zoned Light Industrial – Lima, OH – Allen Co.

**Real Estate Sells Live Onsite With Online Bidding Available
Also Selling Online Only: Plumbing Tools/Supplies – Forklift – Work Vans – Manlift - Etc. – Sold In Large Lots – Pickup Only
– See Website For Catalog**

Absolute auction, over 100 years in business. Having suffered the loss of her husband, real estate sells to the highest bidder on location:

240 E. ROBB AVE., LIMA, OH 45801

Directions: From I-75 take SR 81 west .7 miles to Sugar St. and north .4 miles to E. Robb Ave. and left .7 mile to auction.

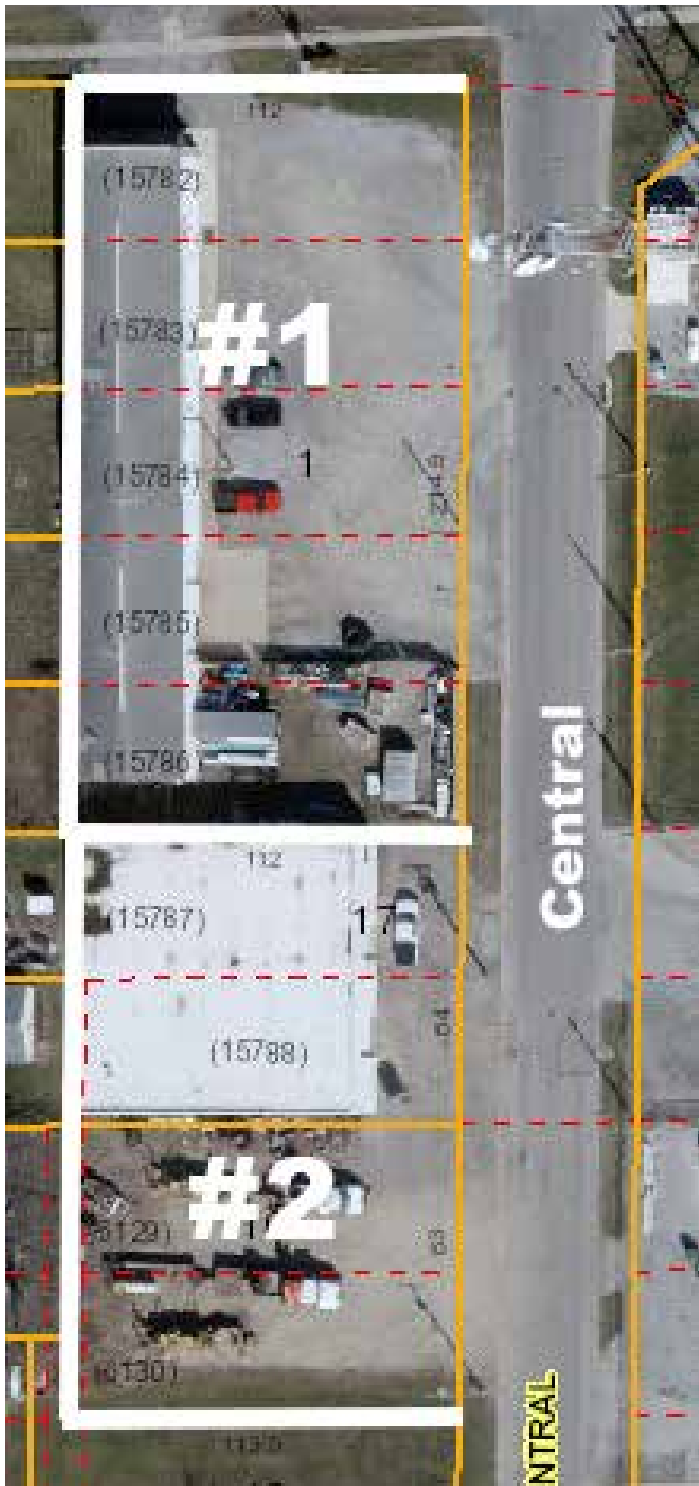
Watch for KIKO signs.



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

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Real Estate - Parcel #1 - Approx. 5,400 sq. ft. building, all concrete block with front office/reception area, new shingle roof in 2018, three more remote offices, large shop area with three 12 ft. roll-up doors, two 200-amp. boxes, and 220 electric, walk-up overhead storage. Two restrooms. Office has gas boiler heat and central air. Shop has radiant tube heat. Lima public water and sewer, Dominion gas, two elec. meters. Corner lot with access from both streets - gravel turn around and fenced-in area. .55 acres total - good road exposure.

Parcel #2 - Approx. 6,400 sq. ft. concrete block building with 12 ft. and 13 ft. roll-up doors, partitioned office area recently remodeled with gas heat and central air. Large shop area with new Reznor gas heater this fall. 200 amp breaker - 220 electric, two restrooms, adjacent lot goes with. This building currently leased for \$1750 per month. Buyer has option to take possession 60 days after closing or negotiate/continue lease with current tenant. Call the auctioneer for questions/details.

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.



PREVIEW: Wednesday - January 13, 2021 - 10:00 AM - 2:00 PM
PICKUP: Friday - January 22, 2021 - 10:00 AM - 5:00 PM & Saturday - January 23, 2021 - 9:00 AM - 1:00 PM

Also Selling Online Only: Chevy Work Vans - Forklift: 2016, 2012, 2007 Chevy work vans - Yale forklift - Plasma table - metal shear - Duct work making equipment - large quantities of plumbing, fittings, and pipe, PVC, cast, etc. of various sizes. Approx. 250+ lots total. All sells online only. Visit kikoauctions.com for details and catalog. Preview of lots on Wed. Jan. 13, 10:00 AM - 2:00 PM.

TERMS: Visa, MasterCard, and Wire Transfer on purchases over \$1500 accepted. 10% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi par auction process may be used.



Auctioneer/Realtor®
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Real Estate Auction By Order Of: Kathleen M. Gast

Chattel Auction By Order Of: Kathleen M. Gast executor of the Michael G. Gast Estate. Allen Co. Case #2020ES180

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