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AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY - MAY 4, 2021 – 6:00 PM SHARP

124 Storage Units - Retail Center - Additional Block Buildings
2 RESIDENTIAL RENTAL PROPERTIES - PUBLIC UTILITIES - LIGHTED SIGN

Stark County – Louisville, Ohio - Louisville Schools

Online Bidding Available

Absolute auction, all sells to the highest bidders. Locations:

1912, 1812, & 1824-1904 W. MAIN ST., LOUISVILLE, OH 44641

Directions: From SR 62 and California Ave. take California south to W. Main and the properties are on the south side of W. Main St.

Watch for KIKO signs.



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

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**OPEN HOUSE: MONDAY - MAY 3, 2021
FROM 4:00-5:00 PM**

Real estate will be offered separate and not together.

AUCTION #1: 124 storage units, retail center with multiple entrances, offices and bathrooms, 3 detached block buildings, paved parking, breaker electric, public utilities, and lighted sign. Recent roof and gas FA heat. This is all situated on 3.74 acres. Taxes are \$6,063 per half year. Possible room for expansion. Units are 99% full. There are multiple individual interior storage units located in the retail center.

AUCTION #2: 3-bedroom, 1-bathroom bungalow home with 1,481 square feet, which featuring a nice eat-in kitchen, living room, enclosed side and back patio, 2-car detached garage, full basement, gas FA heat w/ central air, and storage shed. This home is situated on just over 1 acre of land. Taxes are \$711.26 per half year. Home needs some sprucing up and light repairs.

AUCTION #3: 3-bedroom, 1.5-bathroom ranch home with 1,810 SF and features a large living room with wood burner, nice eat-in kitchen, foyer area, full basement, gas FA heat, central air, breaker electric, public utilities, paved parking, and storage shed. Taxes are \$783.39 per half year. Rent is \$900 per month.

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 sold as Separate Parcels and not to be offered as an Entirety.

AUCTION BY ORDER OF:

The McDonald Family Revocable Living Trust



Auctioneer/Realtor®

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