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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**SATURDAY – MAY 15, 2021 – 10:30 AM**

**Auction #1:** 2,840 SF Commercial Block Building On .8 Acres – Currently Used As An Auto Repair Shop – Built In 1960 On A Corner Lot W/ Sewer

**Auction #2:** Vacant 1.65-Acre Lot – Sewer Available – 225' Frontage On Brecksville Rd.

**SUMMIT COUNTY – RICHFIELD VILLAGE  
ZONED CH II HISTORIC COMMERCIAL**

Offered Separate And Together - On-Site Or Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder. Location:

**4021 Brecksville Rd., Richfield, OH 44286**

Directions: Take Brecksville Rd. north of I-271 or take I-77 north of Fairlawn to exit #143 onto St Rt 176 towards Richfield. Follow St Rt 176 to Brecksville Rd. and north to address.

**OPEN HOUSE: SATURDAY – MAY 8, 2021 – 9:00 AM**



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

**800-533-5456 | kikoauctions.com**







**AUCTION #1:** Parcel #5002200 – Good 2,840 SF block/brick building. Has been used as an auto repair shop for the last 30 years. Main level having 14'x 14' front office, 13'x 13' waiting area, 24'x 40' three-bay shop area, half bath, washroom w/ access to attic storage and 24'x 40' one-bay shop area. Each shop area has gas overhead heat, front office has gas FA furnace, updated electric breakers, drilled well, public sewer, replacement windows, updated shingles and alarm system. Building was built in 1960 and real estate half year taxes are \$1,561.87. Located on a nice corner lot having approx. 225' frontage on Brecksville Rd., approx. 220' frontage on Hawthorne Dr. and nice asphalt parking lot. Current 30-year tenant is paying \$1,800 per month (tenant plans on retiring in September). Please do not disturb the tenant, call Jeff Kiko.

**AUCTION #2:** Parcel #5000936 – Nice 1.65-acre vacant commercial lot having approx. 225' frontage on Brecksville Rd. All wooded lot with public sewer available. Half year real estate taxes are \$1,310.38. Walk land with permission only.

**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.

**AUCTION BY ORDER OF:** Anna M. Fink, Trustee



Auctioneer/Realtor®

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