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AUCTION

LEADING THE INDUSTRY SINCE 1945

MONDAY - MAY 17, 2021 - 1:00 PM

**Commercial Restaurant Building
16-Unit Storage Lockers - Three-Bay Shop Building
Two Apartments - 3.43 Acres - Corner Lot
WARREN, OH**

On-Site And Online Bidding Available

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

101 N. River Rd. NE, Warren, OH 44483

Directions: From SR 5 go south on SR 45, then left on N. River Rd. NW, auction on your right. Watch for KIKO signs.



**Buildings open at
11:30 AM
auction day!**

**Online bidding begins
Thursday,
May 13, 2021
1:00 PM**



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

800-533-5456 | kikoauctions.com





2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

MONDAY - MAY 17, 2021 - 1:00 PM

COMMERCIAL RESTAURANT BUILDING

16-Unit Storage Lockers
Three-Bay Shop Building
Two Apartments
3.43 Acres - Corner Lot

Unique opportunity! Income producing property. Featuring a restaurant/office building having tile floors, open meeting area, separate office room, two half baths, kitchen area, and full basement. Also attached are two one-bedroom apartments, each having a full bath. Currently rented \$550 and \$600 a month. Each have a laundry area and a one-car garage. Three separate gas furnaces, central air cond., public water and sewer. Tenants pay electric. Plus, 16-unit storage lockers, fully rented, some long term, rents avg. \$60 month. Plus, a 3-bay shop building with drive-thru bays, 6 overhead doors, electric. All is situated on a large corner lot comprised of two tax parcels. Total lot size 3.43 acres having 271' frontage on N. River Rd. and 407' frontage on Edison Rd. Current taxes \$3,658 per year under Homestead. Property has loads to offer with large fenced rear lot with good access. Buildings will be open at 11:30 AM on auction day. Online bidding begins Thursday, May 13, 2021 at 1:00 PM.

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 an Entirety and not to be offered in separate parcels.

Auction By Order Of: Amanda Westbay, POA for Paul Clingerman



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