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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**WEDNESDAY – JULY 28, 2021 – 6:00 PM**

## 106 Income-Producing Storage Units

ATTENTION INVESTORS AND ENTREPRENEURS

100% OCCUPANCY - WAITING LIST

3.78 ACRES - HIGH TRAFFIC COUNT

EASY STORAGE SOLUTIONS SOFTWARE

Carroll County - Carrollton, Ohio - Online Bidding Available

ABSOLUTE AUCTION, property sells on location or online to the highest bidder. Location:

**3130 CANTON RD. (SR 43), CARROLLTON, OH 44615**

Directions: From Carrollton take Canton Road (SR 43) north of town to the property. Watch for KIKO signs.



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

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

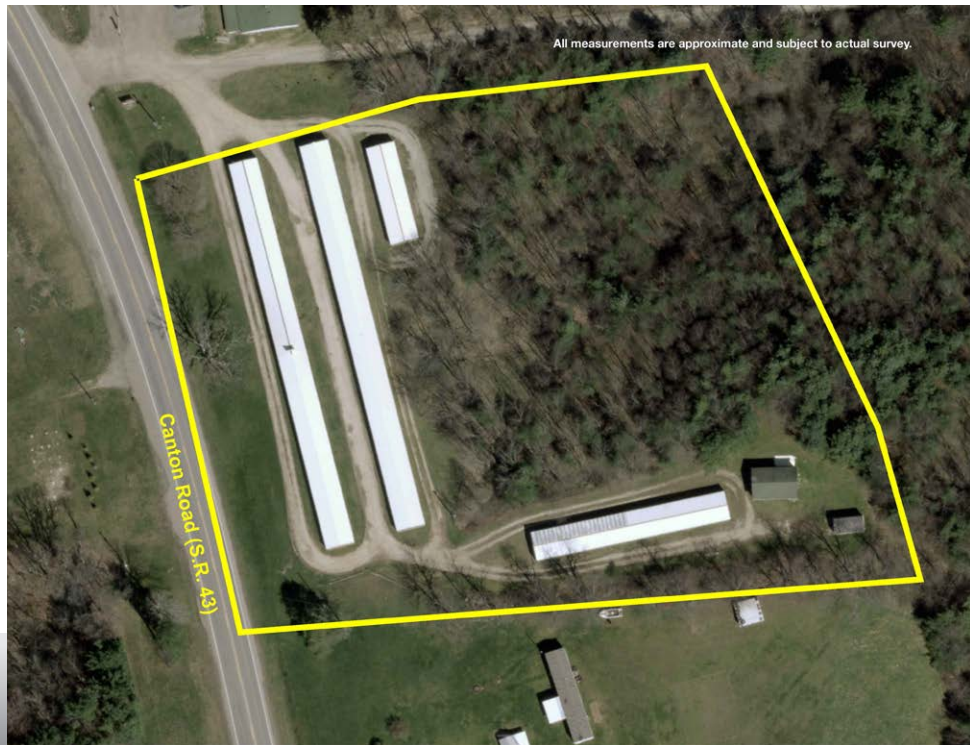




Real Estate offers 106 quality and fully occupied storage units with a waiting list of future tenants. There are 50 - 10 x 20 units, 54 - 10 x 10 units, 20 x 30 garage, 12 x 20 barn, and a 10 x 20 owners' unit. These units are situated on 3.78 acres of land for possible room for expansion. Additional features include 330 feet of frontage on SR 43, the Easy Storage Solutions software, transferable website and phone number, email and text capabilities, 59% of customers on auto-pay program, 4.6 Google rating, fresh limestone, new LED lighting and over 6,000 cars per day. These units are Morton Buildings. Taxes per half are \$1554. Monthly revenue is typically \$6,000/month with late fees, lockout fees and lock sales.

**Auctioneer Notes:** These units can just about run themselves with all of the updated technology the current owner has implemented. This is a one-of-a-kind turnkey business. All units are due for a price increase.

**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.



Auctioneer/Realtor®

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