



# AUCTION

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*LEADING THE INDUSTRY SINCE 1945*

**FRIDAY - NOVEMBER 19, 2021 - 12:30 PM**

## Investment Opportunity

**30-PAD MOBILE HOME PARK - 1,600 SF COMMERCIAL BUILDING - 2 RES. HOMES**

Seville - Medina Co. - Cloverleaf LSD - Online Bidding Available

Absolute auction, all sells to the highest bidder. Location:

**5200 GREENWICH RD., SEVILLE, OH 44273**

Directions: From I-71 S take exit 209 for US 224 W toward Lodi, then merge onto US 224 .3 mi. to Lake Rd, then head south on Lake Rd. .3 mi. to Greenwich Rd., then head east on Greenwich Rd. for 1.6 mi. to auction. Watch for KIKO signs.



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

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



**REAL ESTATE:** Income producing property! 30-pad mobile home park located on 9.85 acres in Seville, OH. Includes 1,600 SF commercial building plus 2 residential homes.

**MOBILE PARK:** Natural gas, electric available to each pad on separate meters. Currently 24 homes, 12 occupied. Recent infrastructure upgrades include sidewalks and roadway. Wastewater treatment plant upgraded in 2015. Average pad rent \$475. City water.

**RESIDENTIAL HOMES:** Property also includes 2 residential homes. 3 bedrooms, 1 bath 2-story home, gas heat and ranch home with 2 bedrooms, 1 bathroom, and gas heat. Rent \$650/mo. each. City water.

**1,600 SF BRICK COMMERCIAL BUILDING:** Open floor plan. Gas heat and city water. Paved parking lot. Easy access. High-traffic area. Great potential for business.

Exciting opportunity! Visit property at your convenience. Extra acreage currently being used as green space. Current taxes are \$903 per half year.

**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:**  
Seville Mobile Home Community LLC



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