



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**MONDAY - NOVEMBER 22, 2021 - 12:00 PM**

## Automotive Service Station Settled On .5-Acre Corner Lot

Also Selling: 1972 Mercury Cougar - Shop Tools - Specialty Tooling

On-Site And Online Bidding Available

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

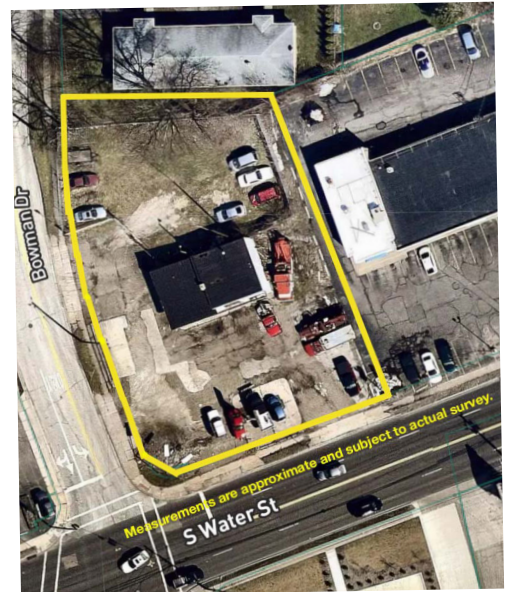
**1403 S. Water St., Kent, OH 44240**

Longtime family-owned property! Automotive service station settled on .5 acres with fenced rear lot yard, two overhead doors with lifts, sales and waiting room area, rear storage room with tool cage. Property features two restrooms with exterior access, Reznor gas heater unit, rear fenced lot yard with chain link security fence and gates. Annual taxes are \$3,910. Block constructed building in Kent, Ohio on corner lot with great exposure in a high traffic area, check it out!

**TERMS ON REAL ESTATE:** 20% 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.

**AUCTIONEERS NOTE:** Long time owned property. Sellers have decided to retire! Property will be open at 10:00 AM auction day, join us!

**AUCTION BY ORDER OF:** Thomas and Barbara Hershberger, Trustees Of The Hershberger Trust



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