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AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY - NOVEMBER 23, 2021 – 12:00 PM
REAL ESTATE SELLS AT 12:30 PM

1,700 SF Auto Repair Shop

F700 Bucket Truck – Tools

ONLINE BIDDING AVAILABLE ON THE REAL ESTATE

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

1205 WALNUT RD. SE, MASSILLON, OH 44646

Directions: From OH-21 take Walnut Rd. east to auction location OR take Walnut Rd. west of 16th St. SE to auction location. Watch for KIKO signs.



Real estate features a 1,783 SF solid block building, currently used for storage and repairs. 28' x 40' main shop area w/ a 10' OH garage door and 11' ceiling. Additional 4-car garage space w/ 7' doors and street access. Sales room, office space, and bathroom at the front of the building. City water & sewer. Current heating system includes 2 gas Reznor space heaters. Auto lift and large air compressor to transfer with the property. Currently zoned as R-1. Taxes are \$557.21 per half year.

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

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

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**1,700 SF Auto Repair Shop
F700 Bucket Truck - Tools**

Online Bidding Available On The Real Estate

TRUCK: 1991 Ford F700 bucket truck, diesel, shows 56,322 miles, dead batteries. Been sitting since 2019. All hydraulics worked when parked. May have issues in valve cover or lower loom damage.

TOOLS - CONTENTS: Industrial pedestal fan - Power miter saw - Oxy Acetylene cart - Bicycles - Space heaters - Leaf Vac wagon - Rototiller - Mini refrigerator - Maytag wringer washer - Loads of misc. lumber & building supplies - Scrap iron - Garage shelving - Loads of hardware - Moose shoulder mount - Black bear rug, rough condition - Coca-Cola clock - Triple shake mixer - Antiques - Primitive items - etc.

NOTE: Lots of sorting left to do. Anything may turn up!

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.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



Auctioneer/Realtor®
COLTON KIKO
330-614-2478
coltonkiko@kikocompany.com



800-533-5456 | kikoauctions.com

