



AUCTION

LEADING THE INDUSTRY SINCE 1945

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TUESDAY – JANUARY 11, 2022 – 12:00 PM

Income Opportunity

**DOWNTOWN CARROLLTON COMMERCIAL BUILDINGS –
TWO GROUND-LEVEL MAIN ST. STOREFRONTS – BOTH RENT-
ED PLUS THREE-BEDROOM APARTMENT & ONE-BEDROOM
APARTMENT UP – 4 UNITS TOTAL WITH POSSIBLE 5TH UNIT –
CITY UTILITIES – REAR ALLEY ACCESS – ALL SELLS AS ONE UNIT
– SELLS LIVE ONSITE OR ONLINE BIDDING AVAILABLE**

Owners have other interest. Absolute auction, all sells to the highest bidders on location:

80 & 86 W. MAIN ST., CARROLLTON, OH 44615

Directions: Just west from the square in Carrollton on W. Main St. (St. Rt. 39). Watch for KIKO signs.



Real Estate: Main-level storefront (Former meat market) features front show/sales room with two large display windows, work room in back, 8 X 14 walk-in cooler, rear entrance with rear parking/delivery area, FA gas heat, central air, 200-amp electric, extra storage room with restroom adjacent to back section. Unfinished vacant one-bedroom apartment. Store currently rented floral shop for \$750 per month, owner pays water/sewer. Second side storefront with display windows, show/sales area, work area and restroom. Currently rented for \$450 per month, owner pays water/sewer, FA gas heat, central air, large three-bedroom apartment above with rear entrance. \$650 month and one bedroom for \$450. Over 4,200 sq. ft. just on main level alone. 3 phase electric. Open auction day at 10:30 AM or by appointment.

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

800-533-5456 | kikoauctions.com



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.

Auction By Order Of: Robert J. Falconer



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