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AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY - APRIL 26, 2022 - 12:30 PM

Rare Opportunity!

6,100 SF PROFESSIONAL BUILDING ON 3.5 ACRES

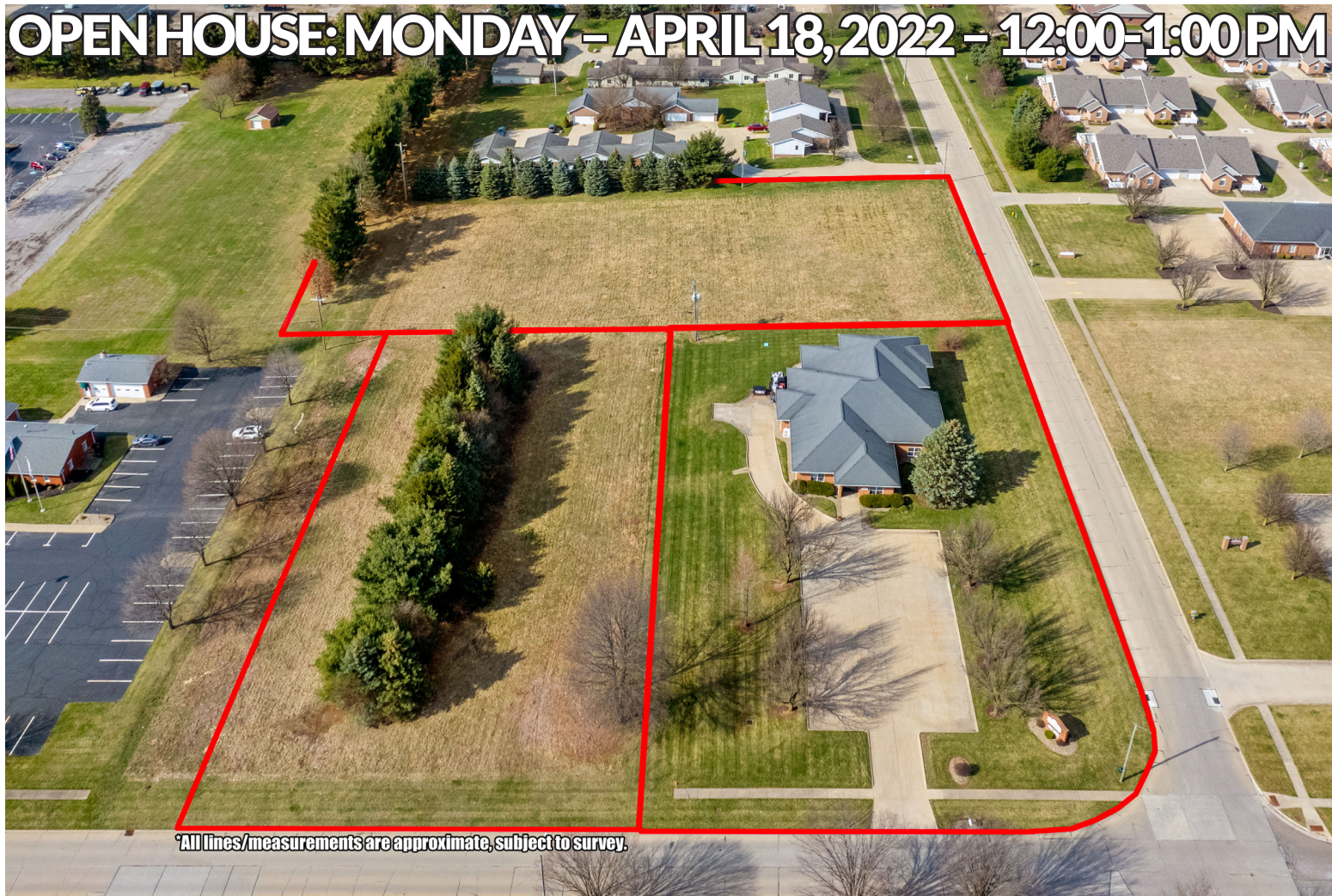
To Be Offered In 3 Parcels - Zoned C-3 - Excellent Location - Eagle Square Professional Park
Wooster, OH - Wayne Co.
Online & On-Site Bidding Available

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

2376 BENDEN DR., WOOSTER, OH 44691

Directions: From US-30 take 83/3N to the SR-585 exit then north 1 mile to Benden Dr. and turn right. Watch for KIKO signs.

OPEN HOUSE: MONDAY - APRIL 18, 2022 - 12:00-1:00 PM



*All lines/measurements are approximate, subject to survey.



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

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REAL ESTATE: Quality all brick professional building currently used as a medical facility. With over 6,100 SF this 1-story building features a reception area, waiting room with 2 restrooms, 3 private exam rooms/offices, dressing room, break room with kitchen, and an executive office. It also features a large 17x23 room, a 22x24 vault room, plus a 20x21 storage or conference room. ADA accessible throughout. 1 owner, super clean and move-in condition. Concrete parking lot with approx. 25 spaces plus driveway to service entrance. Building can be converted to a multitude of uses!

REAL ESTATE TO BE OFFERED AS FOLLOWS:

PARCEL #1: Professional building on 1 acre. Wayne Co. parcel #67-02690.012.

PARCEL #2: 1.6-acre vacant lot. All utilities available. Wayne Co. parcel #67-02690.009.

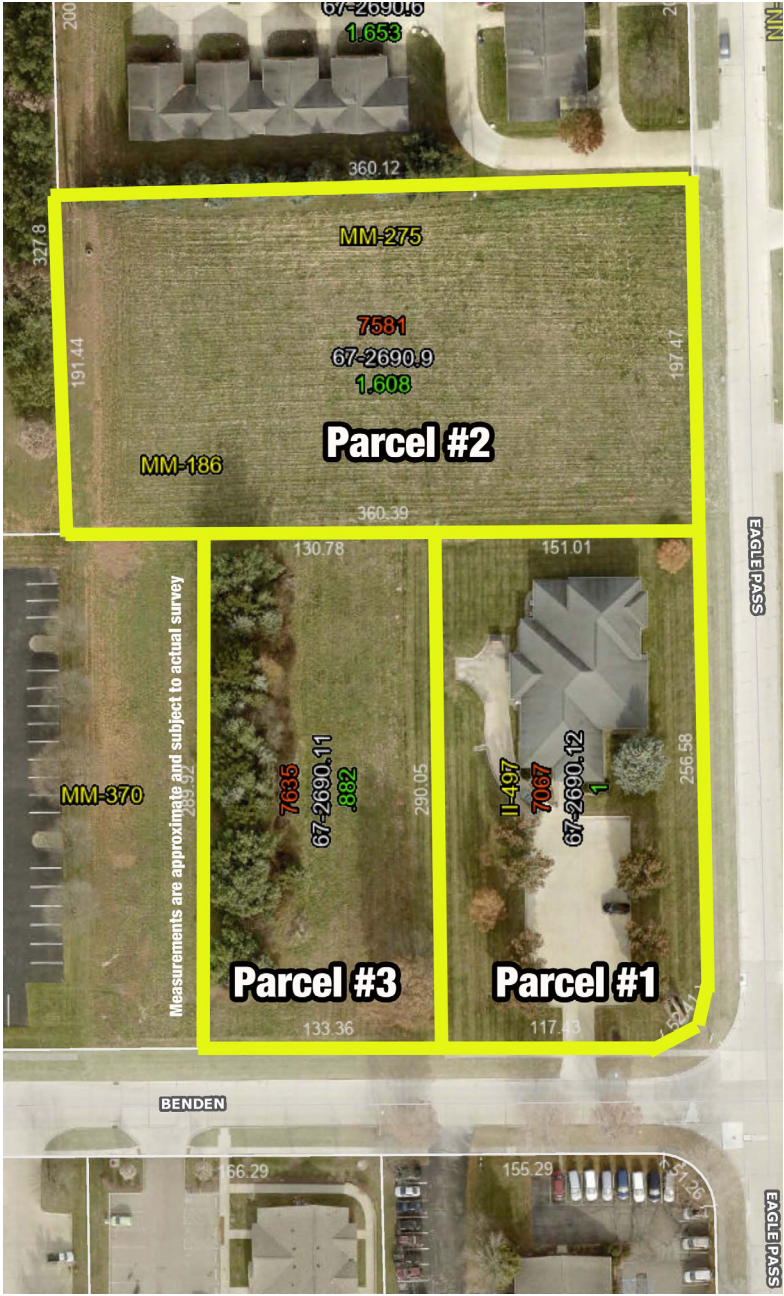
PARCEL #3: .88-acre vacant lot. All utilities available. Wayne Co. parcel #67-02690.011.

NOTE: Parcels will be offered separate then together and will be sold whichever way brings the most. Buy 1 or buy them all! Opportunity for the right business! Or buy a lot and build to your suit! You decide!

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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 offered as a Multi Par auction and sold whichever way it brings the most.

AUCTION BY ORDER OF: Mary Alice Streeter for Cancer Treatment Center Partners & LLC



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