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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**MONDAY - APRIL 11, 2022 - 1:00 PM**

**“Opportunity Knocking”  
Clean Restaurant  
Turnkey Operation  
Real Estate - Equipment - Liquor License**

**STARK COUNTY, OH**

Live And Online Bidding

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

**10135 Cleveland Ave. SE, (SR 800) Magnolia, OH 44643**

Directions: Located on Route 800 just north of Magnolia and south of Canton. Watch for KIKO signs.



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

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







Flipside Grille Restaurant - Turnkey operation, D-1 liquor license, zoned B2 commercial business, Pike Twp., Stark County. Great opportunity to own this 3,100 SF brick free standing restaurant on .92 acres. Originally built in 1989 and recently renovated with many updates. Features include fully applianced commercial kitchen with modern equipment, two dining areas with seating for approx. 100 guests including updated booths and tables. Public men's and women's restrooms. 40+ parking spaces on paved parking lot. Public water & sewer. Current taxes \$4,765 per year. Lot size 180' x 250'. Restaurant is operating and has a good reputation and client base. Owners are retiring. Take advantage and check it out!

**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:** Inception Properties, LLC. Jim and Brenda Hawkins, owners.



Auctioneer/Realtor®  
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