



AUCTION

LEADING THE INDUSTRY SINCE 1945

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WEDNESDAY – JULY 6, 2022 – 12:30 PM

Palmer Roberts American Legion Post 214
TWO-STORY BUILDING WITH COMMERCIAL KITCHEN/BAR/
MEETING ROOM/LOUNGE
ZONED RESIDENTIAL MULTI FAMILY
CITY UTILITIES – LAKE CO. – WILLOUGHBY CITY - OWNED
SINCE 1940 – NICE LOCATION - ONLINE BIDDING AVAILABLE

Absolute auction, all sells to the highest bidders on location:

4304 CENTER ST., WILLOUGHBY, OH 44094

Directions: Take Erie St. south of Mentor Ave. (Rt. 20) to River St. and southeast to Center St. and auction. Watch for KIKO signs.



Real Estate: Good solid two-story building. Main level features commercial kitchen with commercial Imperial 6-burner stove, Ansul system, True double-door refrigerator, freezer, microwave, 6' SS table, bar with reach-in cooler, triple-bowl sink, cash register, lounge room with slate pool table, his/her restrooms, large rear main-level addition built in 1995, used for meetings. Second-level meeting room, his/her restrooms, office area, attic storage. Partial basement with breaker electric, two central air units, two FA mod. gas furnaces, rear 18 X 20 kitchen with triple-bowl ss sink, tile floors, Reznor heater, front, rear, and side entrances.

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: Palmer-Roberts American Legion Post 214

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