



AUCTION

LEADING THE INDUSTRY SINCE 1945

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5 Mobile Home Parks At Auction - Income Opportunity

TUESDAY – JULY 19, 2022 – 10:00 AM

Auction #1 - 34-Pad Trailer Park – 11.5 Acres

3,200 SF OUTBUILDING – 1 BRICK APT/FLEX-SPACE BUILDING

1 Brick Storage Building W/ Mailroom - Commercial Property – Attention Investors
Wyandot Co. – Carey Schools - On-Site & Online Bidding Available

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

636 NORTH VANCE ST., CAREY, OH 43316

Directions: From SR 23/SR 15 go north on 23 towards town, property is located just outside of town. Watch for KIKO signs.



PROPERTY FEATURES: Commercial property. Licensed 34-pad mobile home park. Currently 30 trailers, 19 are park owned and 11 are tenant owned, 19 active leases. 6 vacant trailers in need of repair for additional income. All trailers and pads have separate utilities including public sewer, water, gas, electric, and trash, all paid by the tenants. Additional vacant land and unit. 7.5 acres of shovel-ready vacant land with opportunity to place an additional 40 trailer pads. Water and sewer at the back road adjacent to the vacant land parcel. The brick apartment building has (2) 2-bedroom apartments and (1) efficiency apartment. The property owner pays all utilities for the apartments and flex-space building. The matching brick unit is a future income generator with a 4-bay garage or additional apartments and mailroom; this unit needs a roof. Property owner pays all utilities for the brick units. This park is centrally located in Carey, OH which is loaded with charm and has a small-town America feel that is close to many amenities.



Current monthly income is \$8,525 or \$102,300 a year with potential for much more. Wyandot Co. parcel #102641000, #10263100, #09264000, and #09263000. Approx. 11.5 total acres. Call with questions on how to purchase this moneymaker. Open for preview at 9:00 AM auction day.

AUCTION BY ORDER OF: Marion MHP LLC

TUESDAY – JULY 19, 2022 – 1:00 PM

Auction #2 - 10-Pad Trailer Park – 1.5-Ac. Prime Location

COMMERCIAL PROPERTY – ATTENTION INVESTORS

Marion Co. – Marion City Schools - On-Site & Online Bidding Available

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

1041 BELLEFONTAINE AVE., MARION, OH 43302

Directions: From SR 23 go west to 309 to Bellefontaine. Watch for KIKO signs.



PROPERTY FEATURES: Commercial property. Licensed 10-pad mobile home park. Currently 10 trailers, 5 are park owned and 5 are tenant owned, 5 active leases. All trailers and pads have separate utilities including public sewer, water, gas, electric, and trash, all paid by the tenants. Additionally, this park is all about location! Mobile park is on a main street with a traffic light, next to a Dollar General, close to fire & EMS, parks, schools, amenities, and jobs.



Current monthly income is \$1,375 or \$16,500 a year with potential for more. Marion Co. parcel #123350001100 and #133470000702. Call with questions on how to purchase this real estate opportunity. Open for preview at 12:00 PM auction day.

AUCTION BY ORDER OF: Marion MHP LLC

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

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TUESDAY – JULY 19, 2022 – 4:00 PM

Auction #3 - 25-Pad Trailer Park – Quiet Location

COMMERCIAL PROPERTY – ATTENTION INVESTORS
Crawford Co. – Crestline Schools - On-Site & Online Bidding Available

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

101 REINDL DR., CRESTLINE, OH 44827

Directions: From SR 30 in Crestline go north on SR 61 then go east on Main St. Watch for KIKO signs.



PROPERTY FEATURES: Commercial property. Licensed 25-pad mobile home park. Currently 24 trailers, 12 are park owned. 12 are tenant owned, 15 active leases. All trailers and pads have separate utilities including public sewer, water, gas, electric, and trash, all paid by the tenants. Additionally, this park has 2 points of egress, vacant garage/outbuilding for future income, long-term tenants, and land with open space with room for more future mobile pads.

Current monthly income is \$5,485 or \$65,820 a year with potential for more. Crawford Co. parcel #24-0021435.000. Call with questions on how to purchase this investment opportunity. Open for preview at 2:30 PM auction day.

AUCTION BY ORDER OF: Crestline MHP LLC

WEDNESDAY – JULY 20, 2022 – 12:00 PM

Auction #4 - 51-Pad Trailer Park – Apartment Building

COMMERCIAL PROPERTY – ATTENTION INVESTORS
Trumbull Co. – Howland Twp. & Schools - On-Site & Online Bidding Available

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

127 SHADYLANE CIR. NE, WARREN, OH 44483

Directions: From SR 5 in Warren take Larchmont Ave. NE to Overland Ave. NE to Clermont Ave. NE. Watch for KIKO signs.



PROPERTY FEATURES: Commercial property. Licensed 51-pad mobile home park. Currently 25 trailers, 13 are park owned, 12 are tenant owned, 11 active leases. All trailers and pads have separate utilities including public sewer, water, gas, electric, and trash, all paid by the tenants. Additional apartment/flex-space building that includes (1) efficiency apartment, (1) 1-bedroom apartment, (1) unused park office space, (1) possible space for laundry facilities, and (1) large 2-3 bedroom apartment. The property owner pays all utilities for the apartment/flex-space building.

Current monthly income is \$7,300 or \$87,600 a year with potential for much more. Trumbull Co. parcel #28436557 and #38520201. Approx. 3 acres. Call with questions on how to purchase this investment opportunity. Open for preview at 10:30 AM auction day.

AUCTION BY ORDER OF: Shadylane LLC

WEDNESDAY – JULY 20, 2022 – 4:00 PM

Auction #5 - 29-Pad Trailer Park – Country Location

COMMERCIAL PROPERTY – ATTENTION INVESTORS
Jefferson Co. – Indian Creek Local Schools - On-Site & Online Bidding Available

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

1040 CADIZ RD., WINTERSVILLE, OH 43953

Directions: From SR 43 to 34 to Ridge Rd. to 22A Cadiz Rd. Watch for KIKO signs.



PROPERTY FEATURES: Commercial property. Licensed 29-pad mobile home park. Currently 19 trailers, 12 are park owned, 7 are tenant owned, 9 active leases. All trailers and pads have separate utilities including public sewer, water, gas, electric, and trash, all paid by the tenants. Newer asphalt paved road, good parking, and some renovated trailers. Current zoning allows for campers, long-term tenants, and a potential property manager lives on-site.

Currently monthly income is \$2,940 or \$35,280 a year with potential for more. Jefferson Co. parcel #0300083000. 2.38 acres. Call with questions on how to purchase this investment opportunity. Open for preview at 2:30 PM auction day.

AUCTION BY ORDER OF: Midvale LLC

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 sold as an Entirety and not to be offered in separate parcels. Security deposits do not transfer. No rent prorations.



Auctioneer/Realtor®

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