



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

TUESDAY – AUGUST 30, 2022 – 11:30 AM
REAL ESTATE SELLS AT 12:00 PM

Court Ordered Auction

COMMERCIAL REAL ESTATE KNOWN AS ZURN ALUMINUM
10,000+ SQ. FT. COMMERCIAL BUILDING WITH SALES/SHOW-
ROOM – HEATED SHOP – 1,800+ SQ. FT. BRICK HOME
CURRENTLY RENTED AS A DUPLEX – 2.9 ACRES – LOCATED ON
MAIN HIGHWAY – CONVENIENT LOCATION TO I-90/I-79 ETC.
ERIE CO., PA - ONLINE BIDDING AVAILABLE FOR REAL ESTATE

Also Selling: Hardware – Electrical & Plumbing Supplies – Misc.

All sells on location:

10884 RIDGE RD., GIRARD, PA 16417

Directions: Take Rt. 20 just west of Girard or I-90 west of Erie or east of Ohio line to PA Rt. 18 and north 2 miles to Rt. 20 and west 1.5 miles to auction. Watch for KIKO signs.



Real Estate: 10K plus sq. ft. building, former hardware/supply store with large parking area in front, sales/showroom and stock rooms, FA gas heat and central AC, also has Reznor heat, extra high ceilings in part, office and storage areas, front loading dock, connected 50 X 80 lower shop area with two Reznor heaters and 18 X 40 lean-to on back. Metal siding and metal and shingle roof, 220 electric. Also 1,800+

sq. ft. brick two-story home currently converted to up/down duplex with rent at \$500 and \$600 per month. Main level with kitchen/dining area, living room, bedroom and bath, laundry in basement, upper level with back entrance with laundry, kitchen/dining room, living room and two bedrooms and full bath. FA gas heat, well and septic. Property open sale day only at 10:30 AM.



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

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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.



Also Selling: Plumbing hardware including PVC and brass fittings of various sizes – electrical hardware, wire, etc. – trim moldings – aluminum down spouts, elbows – pneumatic tools – power tools – True comm. refrigerator – miter saw – old hay harpoon – cast-iron slate cutter – electric drills – grinder blades – two oak platform rockers – floor jack – several old punch presses – misc. hardware

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

Auctioneer/Realtor:

RudyW.Kiko, 330-540-2416, rudykiko@kikocompany.com, RS322138&AU005639. Russ Kiko Assoc. #AY000170L.

Auction By Order Of: Erie Co. Court Of Common Pleas, Erie County, PA. Case #10719-22



Auctioneer/Realtor®
RUDY W. KIKO
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