



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY – NOVEMBER 17, 2022 – 12:00 PM**

**“Hupps Spirit Gas/Service Station”  
After 50 Years, Owners Are Retiring  
1,568 SF Gas/Service Station – 3 Auto Repair Bays  
4 Pumps - .49 Acres - 30' X 30' Shop Building  
Public Sewer – Zoned Commercial**

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

**125 W. Maple St., Hartville, OH 44632**



**REAL ESTATE FEATURES:** Stark County Parcel #2301242. Good commercial property situated on .49-acre corner lot in Historic Downtown Hartville Village. Service/gas station has front waiting/checkout area, two bathrooms, gas FA furnace, gas overhead tube heat and three service bays. Building is on public sewer, well water and has 3 phase electric service. Rear shop/storage building that is 30' x 30' with overhead door and electric. The two 8,800 gallon double walled fiberglass tanks and pumps are approx. 25 years old and up to code and permitted. The real estate half year taxes are \$1,784.68. Great opportunity to purchase your own gas/repair station or open to a multitude of different uses. Call Jeff Kiko with any questions on how to buy.

**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.



Auctioneer/Realtor®

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