



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

THURSDAY - NOVEMBER 10, 2022 - 12:30 PM

2-Unit Brick Building

CARROLLTON, OHIO

Online Bidding Available

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

25 3RD ST. NE, CARROLLTON, OH 44615

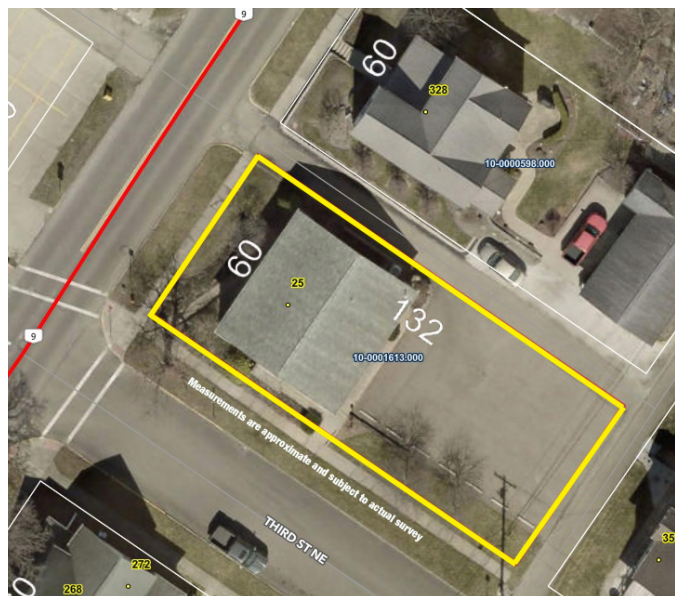
Directions: From the square of Carrollton go north on 3rd St. to property. Watch for KIKO signs.



Property features a well-maintained brick ranch building previously used for 2-unit offices. Separate entrances and utilities. Zoned for multi-family and business use. Building built in 1977. Main level features open living area entrance, kitchen, 3 office rooms (bedrooms), 2 half baths, laundry room, and 2 separate entrances for this unit. Lower level unit also has 2 entrances, open floor plan, and 2 half baths. Use the entire building or rent each unit. Units have separate gas furnaces, central air, and 200-amp electric. Large corner lot with easy access to paved parking lot with room for 8 cars. Current taxes are \$2,360 per year. City utilities. Great opportunity and investment. Check it out! Building open for inspections at 11:00 AM on auction day or by appointment. Call Theresa Blocher, auctioneer, 330-495-3789. Online and live bidding available. Online bidding begins Monday, November 7th at 11:00 AM.

TERMS ON REAL ESTATE: 20% 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: 25 3rd Street LLC



Auctioneer/Realtor®
THERESA BLOCHER
330-495-3789
blocher@kikocompany.com



Realtor®
TAIT CARTER
330-428-3883
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Information is believed to be accurate but not guaranteed. KIKO Auctioneers

800-533-5456 | kikoauctions.com





AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

FRIDAY - NOVEMBER 18, 2022 - 12:30 PM

Brick Office Building

MINERVA, OHIO

Online Bidding Available

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

615 N. MARKET ST., MINERVA, OH 44657

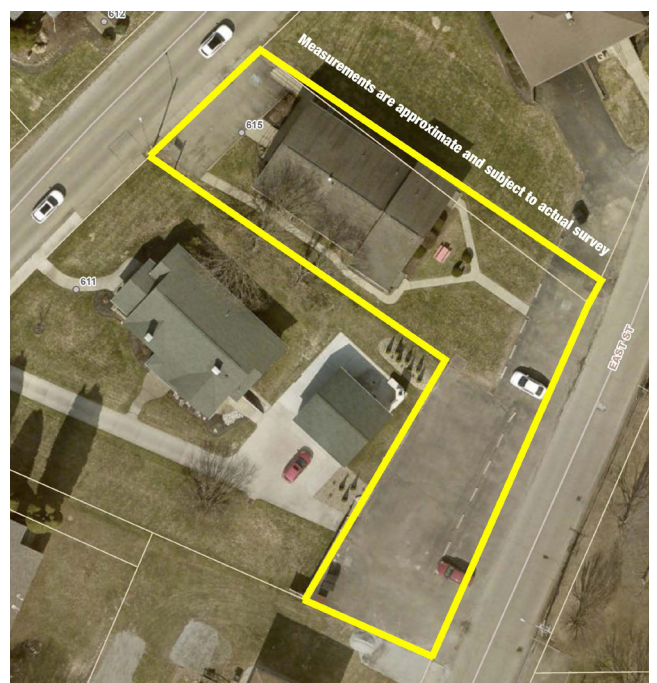
Directions: From the square of Minerva go north on Market Ave. Watch for KIKO signs.



Property features a well-maintained brick building previously used for 2-unit offices. Separate entrances and utilities. Zoned for business use. Building total square footage is 5,452 SF. Use the entire building or rent each unit. Each unit has 2 separate entrances, multiple half baths, office rooms, and kitchenette. Units have separate gas furnaces, central air, and electric. Large lot with easy access to paved parking lots in both front and rear of the building. Road frontage on both Market Ave. N and East St. at rear. Current taxes are \$6,030 per year. City utilities. Great opportunity and investment. Check it out! Building open for inspections at 11:00 AM on auction day or by appointment. Call Theresa Blocher, Auctioneer, 330-495-3789. Online and live bidding available. Online bidding begins Tuesday, November 15th at 11:00 AM.

TERMS ON REAL ESTATE: 20% 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: 615 N Market Street LLC



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