



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**FRIDAY – DECEMBER 9, 2022 – 12:30 PM**

## Opportunity Presents

**GOOD BLOCK CONSTRUCTION 1,800 SQ. FT. COMMERCIAL/  
RETAIL BUILDING – NO ZONING – LOADS OF ROAD  
EXPOSURE – LOADS OF POSSIBILITIES – UNITY TWP.  
COLUMBIANA COUNTY – ONLINE BIDDING AVAILABLE**

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

**51683 SR 14, EAST PALESTINE, OH 44413**

Directions: Take SR 14 east of Rt. 165 & 170 or west of PA line to address. Watch for KIKO signs.



**Real Estate:** Good concrete block 1,800+/- sq. ft. commercial building with large showroom, full bath, rear storage/office area, triple SS sink, wraparound porch, updated windows, breaker electric, drilled water well. Propane heat, (2) 1000 gallon holding tanks. Great road exposure. Open 11:00 AM sale day. You'll like this building.

**TERMS ON REAL ESTATE:** 15% 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:** Christian Kinder

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