



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY – DECEMBER 8, 2022 – 12:00 PM**

## Court Ordered Sale Of Real Estate

**21.7 ACRES WITH 25,000 SQ. FT. COMMERCIAL/INDUSTRIAL BUILDING - SMITH TWP. – MAHONING CO. – NO ZONING**

Also Selling After The Real Estate: Office Equipment – Forklift – Tools – Etc.

Sells on location: :

**13515 OYSTER RD., ALLIANCE, OH 44601**

Directions: Rt. 62 just east of Alliance and north on Oyster Rd. Corner of Alliance Salem Rd. & Oyster Rd. Watch for KIKO signs.



Built in 1962 – remodeled in 1993 – originally owned by Ohio Edison – very well-built concrete block construction – steel and brick exterior, loads of parking – partially chain-link fenced. Approx. 16 roll-up doors – loading dock – offices – his and her glaze-tile restrooms – conference room – 3 large shop areas with roll-up doors – city water – 3 ph. electric service – photos, sketch layout on website. Call for showing or open house Mon. Dec, 5, 11:00 AM-1:00 PM. Tax parcel #19-026-0-003.00-P & 19-026-0-004.01-0. Appraisal \$564,000, cannot sell for less than 2/3 which is \$376,000.

25,000+ Sq. Ft. under roof – Quality built building – Main Building: 96 X 100, offices with heat and air, reception area, executive office, board room, several private offices and 2 large group offices, computer room, his and her large glazed-tile restrooms, large employee lunch room, rest area and shower – Addition: 78 X 106 30-course block high with 20' high ceilings with heat, (4) 12'W X 16'H overhead doors and (3) 12'W X 14'H overhead doors, inside & outside loading dock with small scales, ADJ plate and 10' overhead door, rear truck garage and shop 40 X 181 with heat, door with opener, (5) 12'W X 14'H overhead doors with opener, 3 ph electric, office areas with air condition, electric heat plus waste oil furnace, steel truss flat stove and tar roof, large parking and storage area, additional 10 acres adjacent land for expansion.

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

**800-533-5456 | kikoauctions.com**



**TERMS ON REAL ESTATE:** 10% of appraised value is due 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 After The Real Estate: Office Equipment – Forklift – Tools – Etc.:** Numerous office desk and cubicles, several dozen – numerous metal file cabinets, several dozen – office chairs – several copier machines – Clark LP solid-tire forklift – Cub Cadet lawn mower #1050 – conference table and chairs – NAPA air wheel jack – barrel dolly – steel cabinets – 2 air compressors – Acetylene & oxygen tanks – parts washer – pedestal fans – steel shelving – steel cabinets – small drill press – pedestal grinders – hyd. cherry picking hoist – scrap iron – 3 semi storage trailers some with old tires

**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 14% 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.

**Auction By Order Of:** Mahoning Co. Common Pleas Court. Case #2021CV0792



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