



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**TUESDAY – DECEMBER 27, 2022 – 12:00 PM**

## **BJ's Pub & Patio Bar & Grill**

**SELLS AS BUSINESS WITH REAL ESTATE & OWNED EQUIPMENT  
- .448-ACRE LOT – CITY UTILITIES – D-5 LIQUOR LICENSE  
LOTTERY – OUTDOOR PATIO  
LIVE ONSITE WITH ONLINE BIDDING AVAILABLE**

Seller is retiring. Absolute auction, all sells to the highest bidders on location:

**2543 WINFIELD WAY NE, CANTON, OH 44705**

Directions: Take Mahoning Ave. NE to Grace Ave. NE and south to auction. Watch for KIKO signs.



3,336 sq. ft. commercial brick & block building – large corner lot – covered patio – lots of parking – 2 inside bars plus covered patio bar – his & her restrooms – commercial kitchen. Let us show you. Turn-key operation.

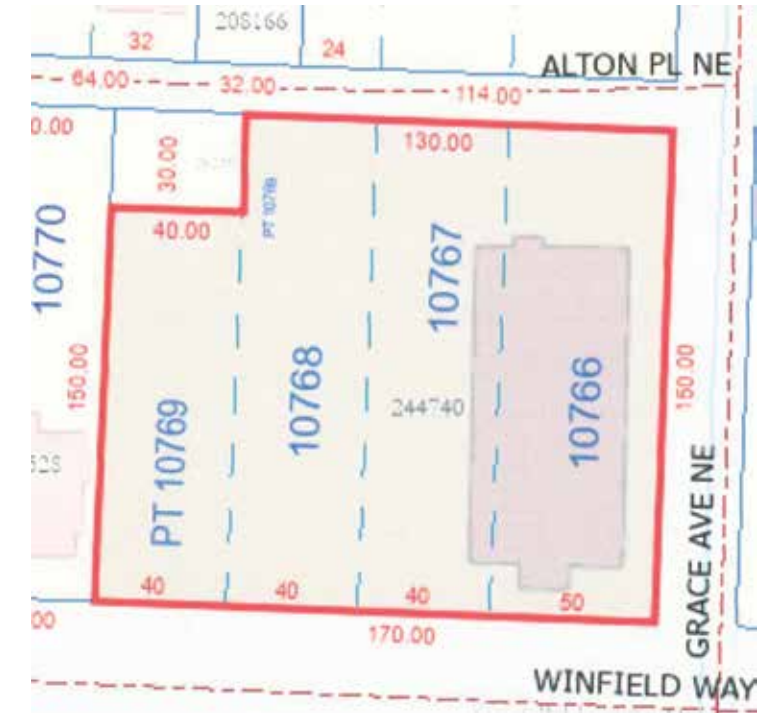
**TERMS ON REAL ESTATE:** 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

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