



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**MONDAY – MARCH 20, 2023 – 12:00 PM**

## Investment Opportunity

**GOOD TWO-UNIT COMMERCIAL BUILDING - 3600 SQ FT  
.52 ACRES - HIGH EXPOSURE ON US RT 422  
ONLINE BIDDING AVAILABLE**

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

**4021 Youngstown Rd. SE, (US 422), Warren, OH 44484**

Directions: US 422 northwest of Niles Cortland Rd. or southeast of Warren. Watch for KIKO signs.



Very well-maintained commercial property. Brick front and vinyl siding, shingle roof and blacktop parking. 60x60 building split into two equal 1800 square ft units both having front and rear entrances, two half baths each, FA gas furnaces and central air units. All separate utilities paid by the tenants. Occupied unit is currently a barbershop, 2nd unit was a photography studio. Current income is \$1300 per month. Other side was \$1100. Lease expires end of March; tenant would like to stay. Adaptable to many uses. Open for viewing 1 1/2 hours prior to auction or by appointment.

**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.

**Auction By Order Of:** Charles & Lindy Baker



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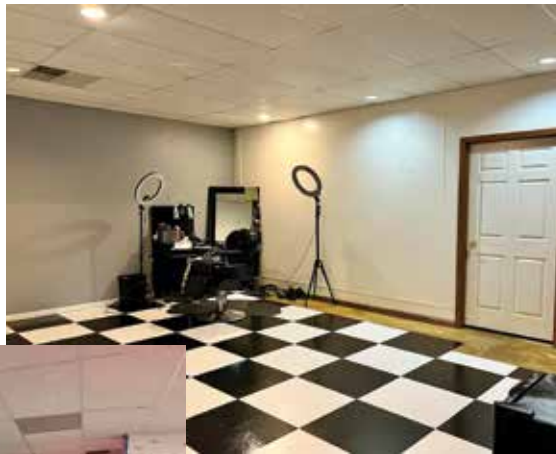


2722 Fulton Dr. NW, Canton, OH 44718  
kikoauctions.com

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3600 sq ft -.52 Acres  
High Exposure on US RT 422  
Online Bidding Available



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