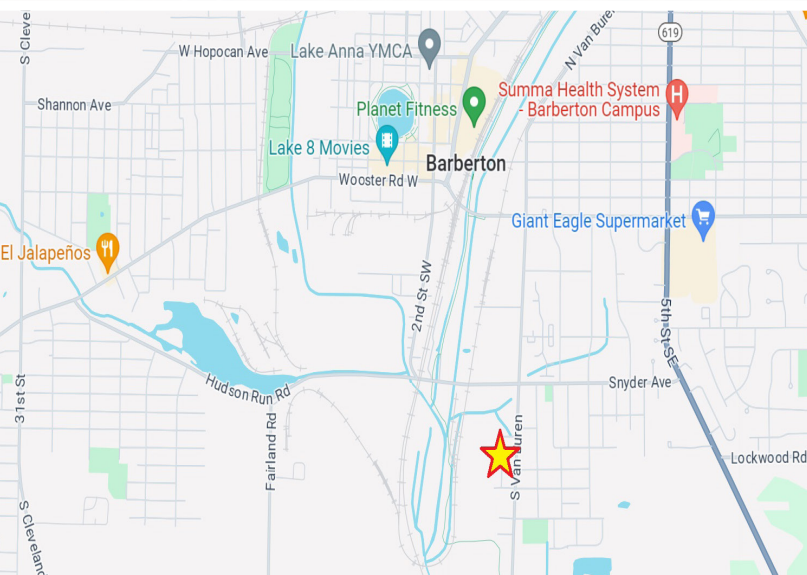


ABSOLUTE AUCTION

THURSDAY, APRIL 18, 2024, 12:30 PM



COMMERCIAL
REAL ESTATE



LIVE AUCTION WITH ONLINE BIDDING

REAL ESTATE

Property features a concrete building built in 1946. The building consists of approx. 50% office and 50% warehouse/shop. The front of the building (office area) includes reception/front desk area, 4 private offices, conference room, bathroom, learning/training centers and break room with an overhead door. The back of the building (warehouse/shop area) consists of mostly warehouse with 4 overhead doors (3 in rear of building and one in front), tool storage area, shop area and two bathrooms. The rear could be reconfigured for a more open span warehouse. The property has 3 rooftop furnace/AC units that control the front office area, and the warehouse is heated with 2 Reznor style heaters. Ceiling heights are approx. 16' to eaves. Public utilities and 400-amp, 3-phase, 4-wire electric service. Parking for approx. 20+ with additional space in rear of building. The property is currently zoned RS-40 single family that has a non-conforming use as Industrial/Warehouse that can continue as long as used as such. For specific zoning questions call the City of Barberton Zoning. Property is 5 Summit County parcels: 0108039, 0108040, 0108041, 0108043 and 0110456. The property has frontage on Van Buren Ave., Arthur St., and rear on Dan St. Call to see how to buy this property at auction.

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. Property to be sold as an Entirety and not to be offered in separate parcels.

COMMERCIAL WAREHOUSE/ SHOP AND OFFICE BUILDINGS

378 S. VAN BUREN AVE.,
BARBERTON, OH 44203

www.kikoauctions.com | 800.533.5456

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



Scan for auction details, including directions.

Absolute Auction.
All sells to the highest bidders on location.

NOTE

Property will be open for inspection on April 10th from 4:30-6:00 PM and the day of the auction 2 hours prior. There is construction currently on Van Buren with updates to water and storm drainage.

ALSO SELLING CONTENTS ONLINE ONLY

STARTS: FRIDAY, APRIL 12, 2024, 12:00 PM
ENDS: FRIDAY, APRIL 19, 2024, 12:00 PM
PREVIEW: THURSDAY, APRIL 18, 2024, 9:00 AM
PICKUP: TUESDAY, APRIL 23, 2024, 10:00 AM-3:00 PM

ELECTRICAL/TOOLS/WAREHOUSE ITEMS

Electrical Lights, Stock, Wire, Pipe, And More; Ericson Temporary Power Distributions Centers; Pro Bend Model 1100; Pipe Benders; Ridgid Pipe Threader; Diamond Core Bits; Acetylene Torch Set; Safety Harness; Wire Carts; Hand Power Tools Inc. Hilti, Bosch, Milwaukee And More; iTOOLco Cable Mate; Job Boxes On Wheels; Assort. Chains And Binders; Temp. Job Site Lighting Strings; LED Lights; Bulb Eater 3L; Work Lights; Electrical Hardware; Shop Vacs And More.

OFFICE ITEMS/MISC.

File Cabinets; Worktables; Stack Chairs; Monitors; Portable Bar; Picnic Tables; 4-Way Traffic Light; Conference Table And Chairs; Lateral File And More.

NOTE

Complete listing on Proxibid for bidding.

ONLINE TERMS

Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$1,500 or greater. 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



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REALTORS
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