

# ABSOLUTE AUCTION

FRIDAY, MAY 31, 2024, 10:00 AM

REAL ESTATE SELLS AT 10:00 AM

OPEN HOUSE: THURSDAY, MAY 30, 2024, 1:00-2:00 PM



REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING ON REAL ESTATE

**AUCTION #1. 4416 & 4418 MARKET ST.**

Sells at 10:00 AM. Parcel #290620207 & #290620208. Mahoning County, Boardman Township. Great income producing property with a "historical" presence. Main building ground level hosts the iconic "Joshua Tree" antique store with front and rear show rooms, front and rear entrance, and half bath. Current 13-year tenant is paying \$850 per month. Full unfinished basement with 200-amp electric and two gas FA furnaces. Unit #2 upstairs is a two-bedroom apartment with living room, sunroom, full bath, and large kitchen. Current 1.5-year tenant is paying \$750 per month. Unit #3 upstairs is a three-bedroom apartment with living room, kitchen, and full bath. Current tenant is paying \$550 per month. Out back you will find "The Carriage House" which is a two-bedroom bungalow style home with a three-car garage underneath. Home has two bedrooms, kitchen, full bath, and dining room. Currently vacant and previous tenant was paying \$800 per month. Great income producing property with loads of possibilities, all current tenants are on a month-to-month lease and wish to stay. Please respect their privacy. Buildings will be open Thursday, May 30, 2024, 1:00-2:00 PM and auction day starting at 9:00 AM.

## 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.



Scan for auction details, including directions.

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

## 4-UNIT BUSINESS/ RESIDENTIAL PROPERTY Autos, Trailer, Household

**AUCTION #1: 4416 & 4418 MARKET ST., BOARDMAN, OH 44512**

**AUCTION #2: 78 NEWPORT DR., BOARDMAN, OH 44512**

[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

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



## AUCTION #2. 78 NEWPORT DR.

Auction starts at 11:00 AM. Vehicles to sell at 12:00 PM.

### VEHICLES

2018 GMC Yukon XL, 89,950 miles, leather; 2011 Cadillac Escalade ESV, 198,000 miles, 4-door, seats 7, leather, Pearl White, 6.2L, new GM motor installed at 125,000 miles, 22" rims; 2021 Bravo Hero 14' enclosed trailer, 7,000 GVW, ramp gate, side door, tandem axle; 1997 GMC Suburban SLT, 232,245 miles, leather, 5.7L; 2000 Mercedes Benz ML320, 4-door, leather, 212,000 miles; 1996 Jaguar XJ6, 4-door, straight 6 motor, 174,000 miles, leather, loaded; 1997 Holiday Rambler "Vacationer" motorhome RV; Like-new Ariens compact 24" snow blower, 2-stage, electric start.

### ALSO SELLING

Remaining furniture and antiques from a 11,000 sq. ft. home. Seller is a former antique dealer for the past 40 years; anything could show up! Everything must be removed on auction day; the home is sold. Items include. Dining room tables; Hutches; Chairs; Bedroom furniture; End stands; Lamps; Cupboards; Glassware; China; Home décor; Christmas décor; Loads and loads of items. Bring your truck and help to load.

### TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% 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

Robert W. Joshua



JEFF R. KIKO  
AUCTIONEER/REALTOR®  
330.206.1079  
jeffkiko@kikocompany.com



REALTORS  
AUCTIONEERS  
ADVISORS

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