

# ABSOLUTE AUCTION

FRIDAY, NOVEMBER 28, 2025, 10:30 AM  
ONSITE OR ONLINE BIDDING AVAILABLE



REAL ESTATE



## 9,700 SF INDUSTRIAL BUILDING ON 1.7 ACRES

Built In 1992, Brick/Metal Exterior,  
Offices & Shop Area, Fenced Asphalt  
Lot, Overhead Doors, Loading Dock,  
Public Sewer, 3 Phase Electric  
Stark County, Nimishillen Township

3822 VICTORY AVE.,  
LOUISVILLE, OH 44641

**Real Estate.** (PP #3308065) What a great opportunity to own a great building in Nimishillen Twp. Situated on 1.7 acres, this building was built in 1992 and is showing 9,416 sq. ft. with some additions. The brick faced front office is approx. 1,500 sq. ft. comprising a reception office with customer window, executive office, two additional offices, storage areas, lunch/lounge room and a half bath. Shop access doors will lead to the nearly 8,000 sq. ft. shop area (currently a machine shop) complete with a mezzanine, 14'x19' temp-controlled room,

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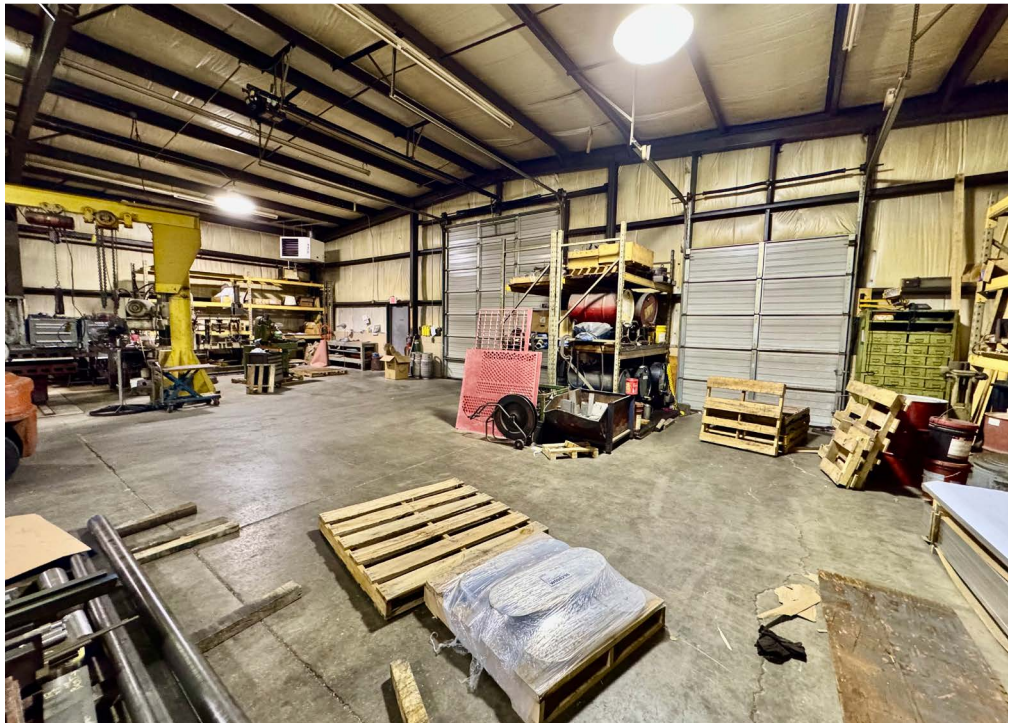
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*Absolute Auction.  
All sells to the  
highest bidders  
on location.*



full bath, 18'to20' ceilings, two overhead doors, loading dock and 11'x23' compressor room. The 1.7 acres offers loads of asphalt parking and yard storage space and is fenced. The real estate taxes are approx. \$3,715 per half year. Great property whether you're relocating, starting a business, or as an investment, this will not disappoint. Current tenant is on a short-term lease and will be relocating shortly after March 31st. Please do not disturb the tenant. Call Jeff Kiko for a private showing or with questions on how to buy.

**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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