

# ABSOLUTE AUCTION

MONDAY, MAY 4, 2026, 5:30 PM



COMMERCIAL  
REAL ESTATE



## REMODELED TWO-STORY BUILDING

### LIVE ONSITE WITH ONLINE BIDDING AVAILABLE

#### AUCTION HIGHLIGHTS

- Separate Utilities
- Mixed Use Commercial
- Investment Property

275 FRONT ST.,  
LEETONIA, OH 44431

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Information is believed to be  
accurate but not guaranteed.  
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*Absolute Auction.  
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highest bidders  
on location.*

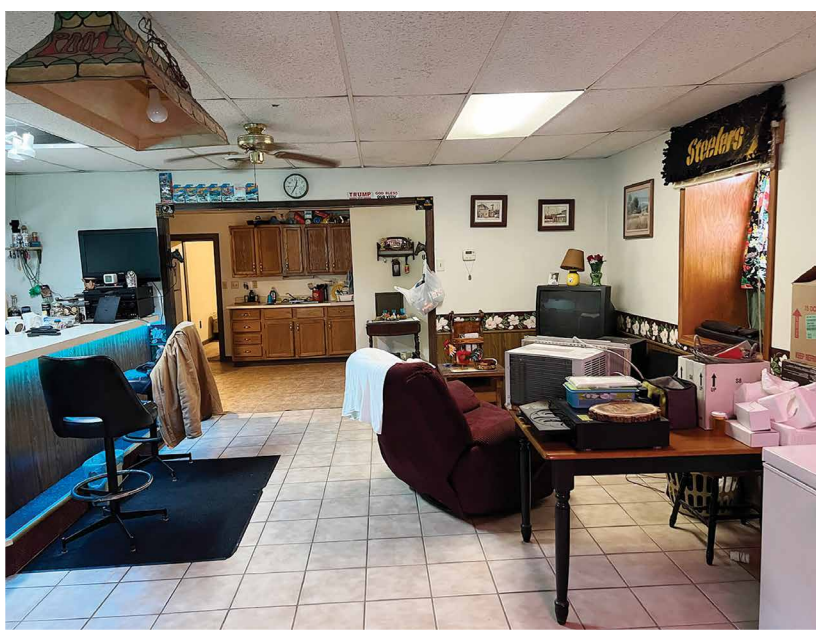
**REAL ESTATE**

Commercial/residential building. Two story, 1200 sq. ft. on main level, 1012 sq. ft. on second level. Was gutted and remodeled few years ago. New breaker electric, new gas furnace and windows and metal roof. Main level has one bedroom. Second level unit has 2 or 3 bedrooms, bath, kitchen, living room. Both nice. Main level rent \$500 plus utilities, month to month. Good investment property. Open 1.5 hours before sale

**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**  
Tim Duble



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AUCTIONEERS  
ADVISORS

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