

ABSOLUTE AUCTION

TUESDAY, JULY 14, 2026, 12:00 PM
OPEN FOR INSPECTION FROM 10:00 AM-12:00 PM



COMMERCIAL
REAL ESTATE



WELL-
MAINTAINED FIVE
UNIT ON
4+ ACRES

808 ST RT 68, NEW
BRIGHTON, PA 15066

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- Investment Opportunity!
- Family Owned For Years
- Zoned Local Commercial C-1
- Beaver Co.



Scan for auction
details, including
directions.

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

www.kikoauctions.com | 800.533.5456

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



REAL ESTATE

Great rental history. Approx. 3,500 sq. ft. finished area plus covered porch. Three units commercial, two residential, ample parking plus 4+ acres land. Same owner for 36 years. Natural gas heat. Updated metal roof and part metal and wood and vinyl siding. Walkout rear lower level. 5 units total, commercial unit open. Beauty shop/office, etc. plus sewing shop and music studio all on main level. 1,200 sq. ft. apartment upstairs, 1.5 baths plus rear apartment on walkout rear. All with restrooms. Rents \$800, \$600, \$595, \$795, \$675. Boiler 4-zone gas heat, breaker electric, well, septic, central air on main level. All with leases and deposits except one unit vacant and ready to rent. Photos on website.

NOTE

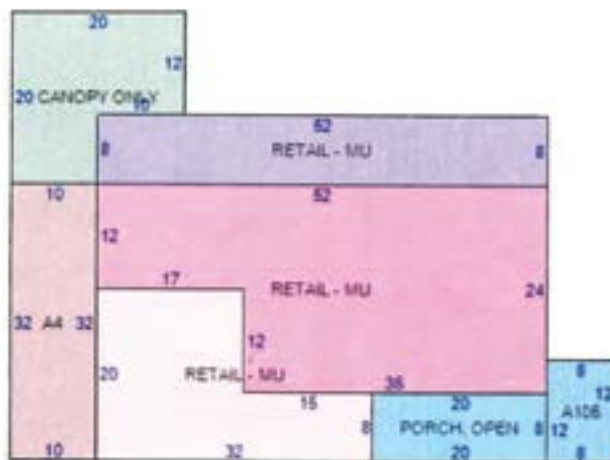
Please do not disturb the tenants. All units open sale day 10:00 AM until 12:00 PM.

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

Thomas Roman



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REALTORS
AUCTIONEERS
ADVISORS

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