

ABSOLUTE AUCTION

THURSDAY, AUGUST 20, 2026, 12:00 PM



LIVE ONSITE WITH ONLINE BIDDING



Real Estate: After 40 years, owner is retiring! Portage County parcels # 11-317-00-00-006-000 & #11-324-00-00-005-000. Rare opportunity to purchase this commercial property with high visibility from I-76 and St. Rt. 14. The building was built in 1968 and has approx. 8,186 total sq. ft. Walking in the front entrance you have a 27' x 43' front showroom with sales counter, office space, storage/utility room and a modern gas furnace. You also have two 1/2 baths with outside entrances (baths need work). Stepping back through the building you have the first shop area, 28' x 60' with two overhead 11' x 12' doors, 15' ceilings and two additional offices. Lastly you enter the 60' x 82' warehouse space with 12' x 13' overhead door, gas overhead heat, 15' ceilings, and access to the side loading dock. The building is on water well and septic system (septic inspected yearly). Bonus: The building is on 300,000 MCF of free gas. The real estate half year taxes are \$2,027. Do not miss out on this one, call Jeff Kiko with any questions or a private showing. Building will be open auction day starting at 10:00 AM. Call zoning for your particular needs.

8,186 SQ. FT.
COMMERCIAL
BUILDING ON 24.43
ACRES

St. Rt. 14 & I-76 Exposure

4330 ST. RT. 14,
RAVENNA, OH 44266

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: Allan & Lee Ann Derby



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accurate but not guaranteed.
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details, including
directions.

Absolute Auction.
All sells to the
highest bidder.