



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

Wednesday – October 25, 2023 – 1:00 PM

**Very Good Commercial Building
2,230 SF – Currently Auto Sales/Service
Adaptable To Multitude Of Uses
No Zoning – Paris Twp. – Stark County
ALSO SELLING: AUTO LIFT – AUTO REPAIR TOOLS**

Onsite And Online Bidding Available On Real Estate

Absolute auction, all sell to the highest bidders on location:

1961 UNION AVE. NE, (SR 183), MINERVA, OH 44657

Directions: Take SR 183 north of Minerva or south of Alliance to auction. Watch for KIKO signs.



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

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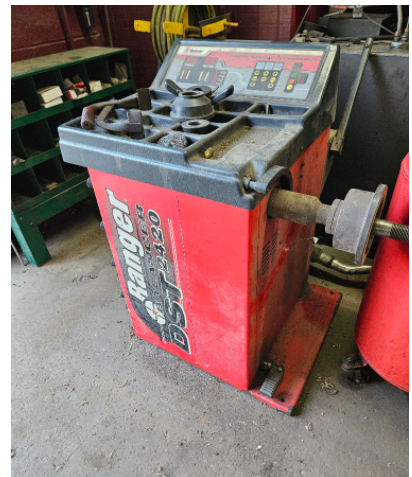
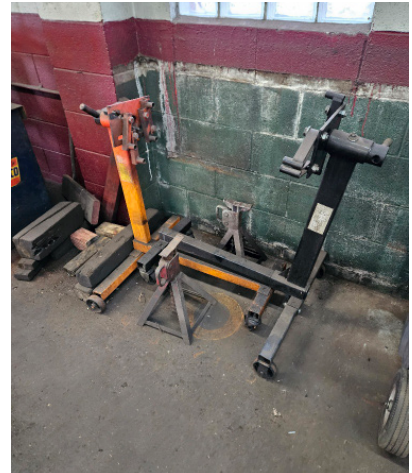


Real estate features a very good 2,230 SF (35' x 62') building. Concrete block construction w/ updated steel siding. Clear span steel trusses, new rubber roof in 2015. Small office at front, 1/2 bath at rear. Drilled well and septic. Gas radiant heat. 10' overhead door at front, 8' overhead door at rear entrance from side alley. Adaptable to many uses, no zoning! Located near traffic light intersection at SR 183 and SR 172 in New Franklin. Taxes are \$371 per half year. Easy keeper in a good location! Parcel #34101198 and #10003684.

Selling Immediately Following Real Estate: Bend Pak 10,000lb 2-Post Auto Lift W/ Truck Adapters – Clean Burn CD1750 Used Oil Furnace, 170K BTU, W/ Poly Tanks And Pump – AMMCO Brake Lathe – Sandblast Cabinet – Large Parts Washer – Ingersoll Rand 80gal. Upright Air Compressor – Ranger DST2420 Tire Balancer – Baseline 500 Pneumatic Tire Machine – Engine Stands

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.

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.



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