

ABSOLUTE AUCTION

TUESDAY – FEBRUARY 20, 2024 – 12:00 PM



COMMERCIAL
REAL ESTATE



LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- Great Condition
- Corner Lot
- Paved Parking
- Originally Two Units
- Separate Utilities
- Trumbull Co.
- Girard City

REAL ESTATE

Built in 1978 and having 2,750 sq. ft. plus good full basement – all brick with shingle roof and blacktop parking with 27 spots. Handicap accessible building with automatic doors and ramp. Interior renovations done in 1993 and 2003. New laminate flooring throughout in 2018. Vestibule entrance, beautiful waiting room, reception desk, six treatment rooms, lab, surgery, and storage rooms. Two half baths on the main level, one is handicap accessible. Full basement with kitchen, lunchroom, and workspace. Two private offices, full shower bath, good dry storage space and laundry area. Utility room with two forced air gas furnaces with central air and two gas water heaters. Central vac system. Shelving and some office furniture to transfer with real estate. Tax parcels 14-100604 and 14-100601 totaling 148 ft. of frontage on N. State St. and 140 ft. on Hazel St. Sells as a unit. Shown by appointment or open 2 hours prior to auction.

ONE-OWNER MEDICAL OFFICE

603 N. STATE ST.,
GIRARD, OH 44420

www.kikoauctions.com | 800.533.5456

Information is believed to be
accurate but not guaranteed.
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Scan for auction
details, including
directions.

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

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.



RUSSELL T. (RUSTY) KIKO, JR.
AUCTIONEER/REALTOR
 330-495-0923
rustykiko@kikocompany.com



MELANIE K. ROYER
REALTOR
 330-831-1446
melanie@kikocompany.com



**REALTORS
 AUCTIONEERS
 ADVISORS**

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