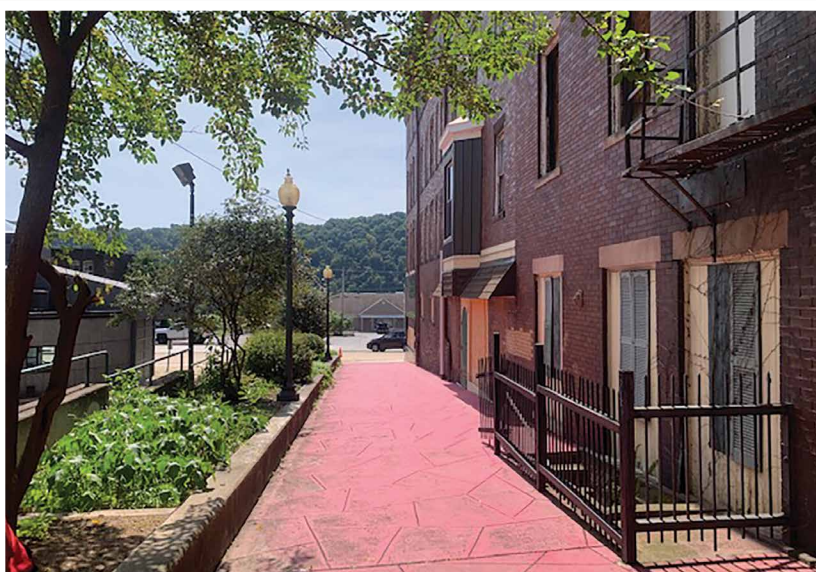


# ABSOLUTE AUCTION

TUESDAY, OCTOBER 1, 2024, 12:00 PM



COMMERCIAL  
REAL ESTATE



ATTN:  
DEVELOPERS,  
INVESTORS

#### AUCTION HIGHLIGHTS

- Former Hotel, Café, Salon
- Four-Story Brick Commercial Building
- Approx. 7,000 Sq. Ft. On Each Floor
- City Utilities

Live Onsite With Online Bidding Available

117 E. FOURTH ST.,  
EAST LIVERPOOL, OH 43920

[www.kikoauctions.com](http://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.

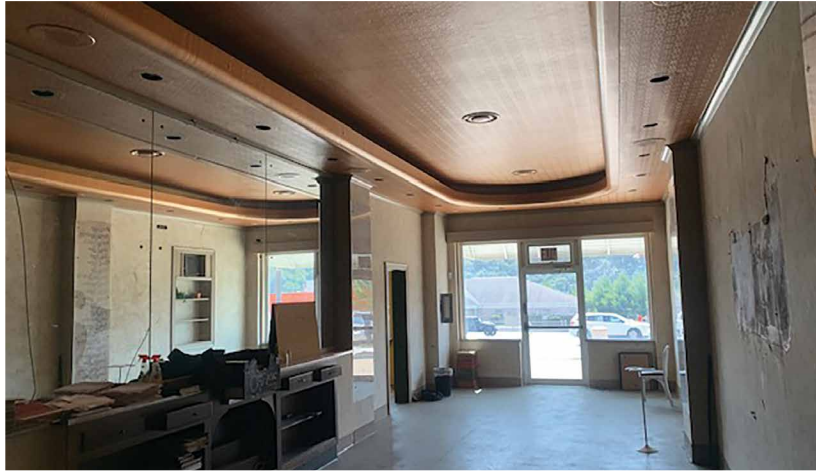
Absolute Auction.  
All sells to the  
highest bidders  
on location.

**REAL ESTATE**

Open two hours before or shown by appointment. Bank owned, no reserve. Two main front entrances, FA gas, central air, main floor, kitchen, restrooms, café, salon area and more. Basement. 2nd, 3rd, & 4th floors partially gutted and needs restored. Main level real decent. Across from the Hot Dog Shop & Social Security Administration. Bring your contractor. Zoned B-5, General Business District. City utilities.

**TERMS ON REAL ESTATE**

15% 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.



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REALTORS  
AUCTIONEERS  
ADVISORS

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