



**Kiko Auctioneers**  
2722 Fulton Drive NW, Canton, OH 44718 • 330-455-9357

**WEDNESDAY - JULY 16, 2014 - 12:30PM**

**Attention Investors - Owner Occupants**  
**Two Commercial Buildings and**  
**Building Site W/Parking Lot**

**To be sold separate - Just 1 mile West Of Route 8**  
**Summit Co. - City Of Cuyahoga Falls**  
**Wyoga Lake Commons**

Properties to sell absolute on location to the highest bidder:

**4183 WYOGA LAKE RD. CUYAHOGA FALLS, OHIO 44223**

DIRECTIONS: From I-77 and OH-8 (at Akron interchange) head north on OH-8 to Steels Corners Rd., then west on Steels Corners approx. 1 mile to Wyoga Lake Rd., then north to address (Approx. 40 mins. from Downtown Cleveland or 30 mins. from Downtown Canton. Watch for Kiko signs...



**KIKO** auctions.com

## PROPERTY FEATURES

**OPPURTUNITY!** Buy one or all – Two commercial buildings or building site with parking lot. All 3 properties are Zoned MU-3 (Suburban Center Mixed Use)

**AUCTION #1 – (4183 Wyoga Lake Rd.)** Approximately 10,975 sq. ft. building with 6,500 currently leased to Power House Gym - Originally set up for multiple units – Gas F/A and A/C – Public utilities - Summit Co. Parcel #3500296

**AUCTION #2 – (4201 Wyoga Lake Rd.)** Approximately 17,056 sq. ft. 2 two story building – Main floor has 8,528 sq. ft. with additional 8,528 walkout lower level w/elevator – Shell building ready for build to suit – Easily dividable with 6 entry doors – Public utilities - Summit Co. Parcel #3500294

**AUCTION #3** – 44+ Vehicle parking lot currently with building site – Approx. .86 Acres – Summit Co. Parcel #3500092 – Public utilities available

**AUCTION NOTE: LOCATION LOCATION LOCATION** – Check these properties out today!

**TERMS ON REAL ESTATE:** 10% down auction day, balance due at closing. A 10% buyer's premium will be added to final bid to establish purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct.

**AUCTIONEERS/REALTORS: Lori Kiko 330.495.3617 or  
Brooks E. Ames 330.703.2732**

