



AUCTION

Russ Kiko Associates Inc. Auctioneers • Richard T. Kiko Agency, Inc. Realtor
2722 Fulton Drive. NW, Canton, OH. 44718 • (330) 455-9357



www.kikoauctions.com



THURSDAY - MARCH 26, 2015 - 5:30PM

**ABSOLUTE AUCTION OPPORTUNITY
BUSINESS PROPERTY WITH ADJOINING 1.89 ACRES
ZONED B1 AND R2
FRONT PARKING - HIGH VISIBILITY
LONGTIME FAMILY OWNERSHIP
LORAIN COUNTY, OHIO**

**ABSOLUTE AUCTION, SELLS TO HIGHEST BIDDERS ON LOCATION:
2242 LEAVITT RD., LORAIN, OH 44053**

Directions: Take Rt. 6 west of Lorain to (Rt. 58) Leavitt Rd. then south to auction; Or from Rt 2 take Exit 164 (Rt 58) Levitt Rd. north 2.5 miles to auction. Watch for KIKO signs.



LEADING THE AUCTION INDUSTRY SINCE 1945



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Members - State and National Auctioneers Association

3536 sq. ft. retail building, city water and sewer, front parking, high visibility on Rt. 58. Open floor plan on both units. Zoned B1. Adjoining rear parcel with 1.89 acres, mostly wooded, zoned R2. Parcels sell as a unit. Tenant paying \$700/month. Building open auction day one hour prior to auction for viewing.

TERMS ON REAL ESTATE: 20% down auction day, balance due at closing. There will be a 10% buyer premium added to the final bid to determine the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct.

Auctioneer/Realtor: Anna C. VanDyke, ext. 148;
Matthew P. Kiko AARE

Auction By Order Of: Dorothy Theodossis

