



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

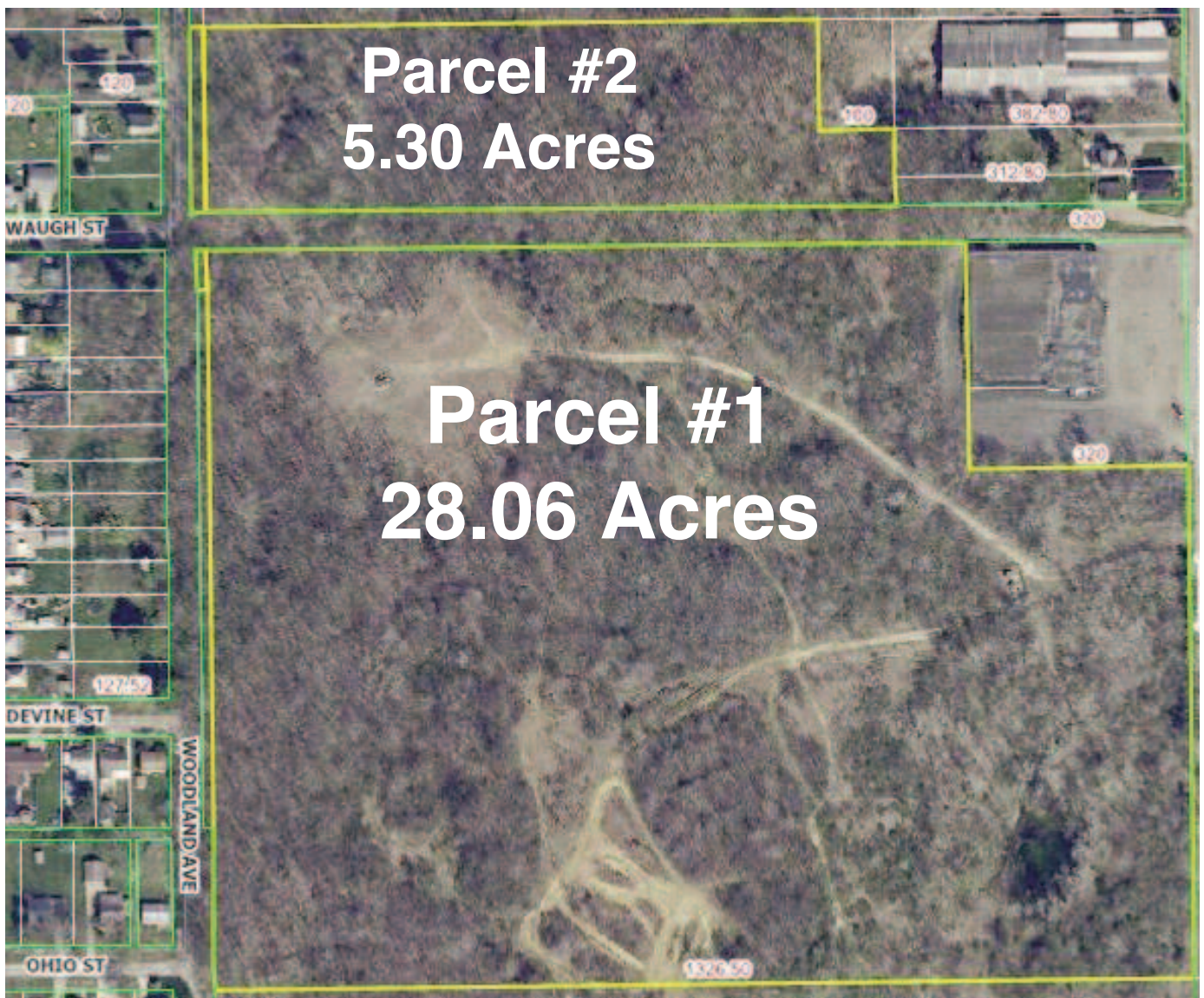


SATURDAY - MAY 9, 2015 - 10:30AM

33 ACRES WOODED LAND GAS & OIL ZONED I-2 HEAVY INDUSTRIAL ALLIANCE CITY

**ABSOLUTE AUCTION. SELLS TO HIGHEST BIDDER ON LOCATION:
S. MAHONING AVE.
ALLIANCE OHIO 44601**

Directions: Take U. S. 62 (State St.) on east side of Alliance just past College Plaza shopping center to S. Mahoning Ave., then left (north) 500' to Auction site at Parcel #1. Watch for KIKO signs.



LEADING THE AUCTION INDUSTRY SINCE 1945



PARCEL #1: 28.06 Acres: Approx. 680' frontage on S. Mahoning Ave. and 525' frontage on Woodland Ave. Gas/oil income.

PARCEL #2: 5.30 Acres: Approx. 230' frontage on Woodland Ave. & Waugh St. Gas/oil income. Adjacent to and on north side of Parcel #1.

I-2 HEAVY INDUSTRIAL LAND USES:

Warehousing & bulk indoor storage facilities, self-storage warehouses, outdoor storage, manufacture of products, assembly of pre-manufactured parts (for goods, products, equipment, machinery, hardware or similar items), manufacture or assembly (of autos, trucks, tractors, recreational vehicles, boats), metal casting, smelting, plating, electroplating, welding & sheet metal shops, fabricating, buffing, stamping, dyeing, shearing or punching, automatic screw machines, rolling mills, fabrication or repair of manufactured housing or temporary offices, woodworking shops & similar uses, machine shops & welding shops, stone finishing & carving, paint mixing & spraying, furniture or cabinet repair or manufacture, carpet & rug cleaning & similar cleaning businesses, bottling works, brewery, distillery, winery, crematoriums, government offices, fire & police stations, public utility & essential service structures & uses, public works or road maintenance yards, recreation facilities (community/noncommercial), veterinary clinics, kennels & animal shelters, blacksmithing, feed or flour mills, grain elevators, smoking, curing or packing plants & similar food processing uses, slaughter houses, tanneries, commercial stockyards or feeding pens, printing, bookbinding, publishing, research & development facilities, technical centers & laboratories, telecommunications towers, garage for commercial vehicles, accessory off-street parking lot for private passenger automobiles. More detail at Alliance City Zoning office.

NOTE: Parcels will be sold separate. Both parcels will be sold at Parcel #1 located at S. Mahoning Ave. (next to Super Bowl Bowling/Chalkey's Pocket Billiards).

TERMS: 15% Down Auction day, balance due at closing. NO BUYER'S PREMIUM. 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.

AUCTIONEER/REALTOR: Bill Gill, Jr. (330) 418-8727

AUCTION BY ORDER OF OWNER:
Colony Circle Properties LTD

