



AUCTION

LEADING THE INDUSTRY SINCE 1945

Thursday – December 8, 2016 – 1:30 PM

Income Producing Shell Gas Station & Convenience Store

2013 – NEW PUMPS AND LED CANOPY

Very Clean – High Traffic Corner Location

Diesel – Walk-in Cooler – Beer Cave – Lottery Sales

ABSOLUTE AUCTION, All sells to highest bidder(s) on location:

162 South Broadway, New Philadelphia, OH 44663

Directions: From Canton take I-77 south to exit #81, US-250 east toward Uhrichsville. Travel 1.5 miles to exist OH-800 toward New Philadelphia and turn right at stoplight onto South Broadway.

From Cambridge take I-77 north to exit #81, US-250 east toward New Philadelphia. Turn right onto OH-39, travel 1.7 miles to stoplight and turn right onto South Broadway.



Information is believed to be accurate but not guaranteed.



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Shell Brand Gas Station Features:

Conveniently located (1) block from City Square and Tuscarawas County Court House. High traffic corner lot on OH-800 and Front Street with stoplights and pedestrian crossings. All equipment, coolers and shelving to transfer with the real estate.

- (4) Dispensers
- (8) Pumps w/ Card Readers
- Diesel Fuel
- (3) Underground Tanks
- LED Canopy
- Beer Cave

Turnkey Business Details: Compliant and assignable Shell Gas Dealer Agreement. C1/C2 liquor license available to transfer upon acceptance. Future lottery sales require state application and approval and are not part of the sale.

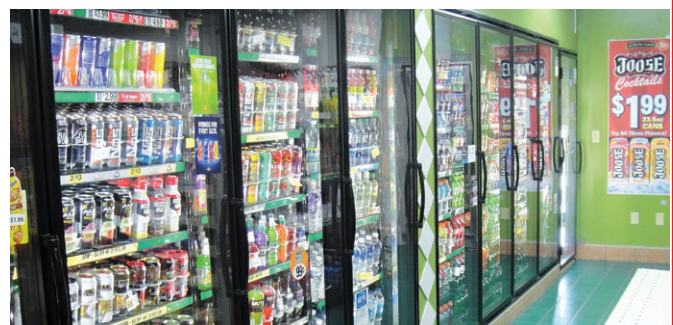
- Point of sale and safe
- \$59,000 average inside sales per month
- 50,000-60,000 gallons per month
- Annual real estate taxes: \$2,545.00.
- Corner lot size: .4 acres

Note: Very clean! Shown by appointment. Live auction to be held on-site. Call for more details.

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. Sale is not contingent on transfer of liquor license or lottery approval.

Auctioneer/Realtor: Curt Schneider, 330-795-4865 or curt@kikocompany.com

Realtor: James Pietro, 330-447-6497



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