



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**THURSDAY – DECEMBER 15, 2016 – 12:00 PM**

## Quality 5,426 Sq. Ft. Building

**ON 1.91 ACRES – FORMER DAYCARE/BANQUET CENTER**

Built 1997 – No Zoning – Adaptable To Many Uses  
Columbiana Co. – St. Clair Twp. – Beaver Local Schools

Absolute auction, all sells to the highest bidders on location:

**48745 CALCUTTA SMITH FERRY RD., EAST LIVERPOOL, OH 43920**

**Directions:** From SR 11 take the Calcutta/E. Palestine, RT 170 exit. Turn left and follow RT 170 north 1 mile to Saint Clair Ave., turn left to Calcutta Smith Ferry Rd. and left to auction. Watch for KIKO signs.



Real estate features a nice, well-maintained commercial building having approx. 5,426 sq. ft. and was built in 1997. Covered drop off/unloading area, large front reception area (24'x24'), coat room or office (12'x10'), men's bathroom with 2 stalls, 2 urinals, and 3-bay sink, and women's bathroom with 4 stalls and 3-bay sink. Double doors lead to a large banquet room (45'x58') with divider, utility sinks, and 2 fire exits. Storage/utility room w/225-amp electric breaker box and rear utility room with a half bath and 600-amp electric breaker box (1996). Large rear kitchen (19'x32') with 400-amp electric breaker box, 3-bay stainless sink, and large walk-in cooler (12'x18'). Rear fenced playground area with rubber mulch and additional playground areas. Vinyl siding, new steel roof, 2 years ago, loads of asphalt parking, gas FA furnace with central air, and public water and sewer. No zoning, adaptable to many uses. 15-camera monitoring system. Wired for security/fire system. Half year real estate taxes are \$3,595.67. Great opportunity. Building will be open auction day staring at 11:00 AM. Call Jeff Kiko for 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. Information is believed to be accurate but not guaranteed.

### AUCTIONEER/REALTOR:

Jeff R. Kiko, 330-206-1079 or jeffkiko@kikocompany.com



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**

