



AUCTION

LEADING THE INDUSTRY SINCE 1945

Tuesday – December 13, 2016 – 12:30 PM

2.1-Acre Commercial Development Property

WITH UTILITIES - TWO-STORY HOME – CORNER LOT

Three Parcels Total – All Selling As Unit – Howland Twp. – Howland Schools – High Traffic Exposure On Rt. 46 – With-in A Mile To Eastwood Mall & SR 82

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

1340 Niles Cortland Rd. SE, Warren, OH 44484

Directions: Take Niles Cortland Rd. (SR 46) north of US 422 or south of SR 82 to auction. Watch for KIKO signs.



Real Estate: 2.1-acre commercial corner lot with utilities on SR 46, Niles Cortland Rd. Real decent four-bedroom home with large living room, modern kitchen, formal dining room, wood-burning fireplace, 4 bedrooms up – two full baths, bonus room on main level. Public water, gas and sewer. Two-car detached garage. Full basement with laundry. Parcel #'s are 28-294100, 28-900640, 28-085600.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. Buyer's premium of 10% to be added to the final 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:

Rudy W. Kiko, 330-540-2416



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Location**



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