



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Monday – May 8, 2017 – 5:30 PM**  
**Real Estate Sells First**

## **One-Story 4,980 Sq. Ft. Commercial Building**

**LOUISVILLE, OH – STARK COUNTY**

Former Child Care Center – Zoned B2 – 155 X 155 Lot – Also Selling: Playground Equip. – Gazebo – Child Care Items

**ABSOLUTE AUCTION**, owner retiring after 27 years, all sells to highest bidder(s) on location:  
**1311 Fairlawn St., Louisville, OH 44641**

**Directions:** SR 44 south of Rt. 62 or north of Louisville to Reno and east to Fairlawn and right to auction. Watch for KIKO signs.



**Real Estate:** Built as a child care center in 1974 – second owner – block building is 60 X 83 – features front covered drive-thru canopy – double door entry into foyer area – front office to left and kitchen to right – building divided by center hall with 4 large open rooms – hall bath plus baths in each room (7 total baths) – updated windows – rear and side exits – individual heat and air units – fire alarm system – (2) 200 amp breakers – large fenced side yard – blacktop parking – better take a look – loads of possibilities. Photos on website.

**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, which goes to the seller. 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.

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**Contents:** 4 wood swing sets – sliding board – gazebo – 8 X 8 playhouse – spring horse and spring car – 2 X 2 rubber mats – outdoor Rubbermaid storage shed – other child care items. Check website for late additions on contents.

**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

**Auctioneer/Realtor:** Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923

**Realtor:** Stephanie L. Kandel, ext 116, 330-705-9880



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