



AUCTION

LEADING THE INDUSTRY SINCE 1945

Monday – December 11, 2017 – 12:00 PM

Sheriff Sale Of Real Estate

THREE-UNIT MEDICAL OFFICE BUILDING

5,040-Sq.-Ft. Commercial Building – Built 2007
St. Clair Twp. – East Liverpool, OH

Sells on location:

16494 St. Clair Ave., East Liverpool, OH 43920

Directions: Take St. Clair Ave. south of Rt. 170 at Sheetz in Calcutta to address. Watch for KIKO signs.



Open for inspection at 10:00 AM sale day or by appointment. Quality building, steel frame construction with steel roof plus decorative stone and awnings. City water, sewer, plus natural gas. Blacktop parking. 40' X 125' lot, set up as medical offices – adaptable to multitude of uses – 3 main entrances with separate utilities. FA gas and central air throughout. Large unit 3,000 sq. ft. with reception area. Several exam rooms, 3 restrooms, office and storage. Second unit 800 sq. ft., reception area, offices and exam rooms, 1/2 bath. Third unit 1,200 sq. ft. with reception area, 6 rooms, and bath. Lot 300 X 100. Fluorescent lighting. Blacktop parking in side and rear. Part of unit 1 & 2 presently occupied. Real nice building. Tax parcel #61-00682.001. County tax appraisal \$470,800 – Sheriff appraisal \$174,000 with minimum opening bid of \$116,000.

Note: Open house Thurs. Dec. 7 4-5 PM or open 2 hours before sale.

TERMS ON REAL ESTATE: \$11,600 down auction day, cash, certified check or personal check, balance due 15 days after confirmation and the closing of the sale to be held within 30 days of confirmation. 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.

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KIKO AUCTIONEERS

2722 Fulton Dr. NW, Canton, OH 44718
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Members – State and National Auctioneers Association



Auctioneer/Realtor:

Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923, master commissioner and auctioneer.

Auction By Order Of: Court of Common Pleas Columbiana County, Ohio Judge C. Ashley Pike. Case #2014-CV-00071. JP Morgan Chase Bank, NA Plaintiff VS. Lester H. Hill II, etal. Defendant.

