



AUCTION

LEADING THE INDUSTRY SINCE 1945

Friday – December 8, 2017 – 11:30 AM
Real Estate Sells At Noon

Two-Building Commercial Property

1.2 ACRES – ZONED I-1 – NEEDS SOME TLC

City Of Ravenna – Portage County – Also Selling: Presses, Waterloo Toolbox,
800+ Tires – Pallet Racking – Loads Of Scrap

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

338 N. Diamond St., Ravenna, OH 44266

Directions: From OH 59 take Diamond St. north. Or from OH 14, take Cleveland Rd., then south on Diamond St. to property.
Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Great investment opportunity! Property includes 2 concrete block buildings with 12,306 total sq. ft. Building #1: Diamond Transmission features a large open space, office area and restroom w/ approx. 4,632 sq. ft. Three overhead doors, Reznor overhead heat and 3-phase electric. Currently rented for \$600 a month plus utilities. Building #2: Former Rhino Tire Company features large open space, multiple offices and full bath w/ approx. 7,674 sq. ft. Two overhead doors, Reznor overhead heat & 3-phase electric. Zoned I-1, for many possibilities. Property includes loading dock and onsite parking. Both properties could use some TLC. Parcel #31-360-04-00-011-000, #31-360-04-00-015-000, #31-360-04-00-012-000, #31-360-04-00-014-000 on 1.258 acres. 415 ft. frontage. Public utilities. 1/2 year taxes \$1,240.95. Great owner occupant or investment potential.

TERMS ON REAL ESTATE: 20% 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.

ALSO SELLING: 3-pc. Waterloo toolbox – elms mod. K3297, 150-ton press w/ dies – Theuber mod.395, 165-ton press w/ trailer – engine stand – Rapat mo-



bile conveyor – Ferro generator – coil reel – Lincoln arc welder – Yardman push mower – wood lathe – 20+ pieces of heavy duty pallet racking – pallet jack – Metabo grinder – Firestorm table saw – Briggs & Stratton edger – assorted hand tools – engines – car parts – 800+ poly tires incl. Amerityre, Monarch, Goodyear, Orbit & Stomper – loads of scrap.

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.

AUCTION BY ORDER OF: Portage Community Bank

AUCTIONEER/REALTOR: Brooks Ames, 330-703-2732, brooks@kikocompany.com

REALTOR/APPRENTICE AUCTIONEER: Ashley Ritchey, 330-495-3474, ashley@kikocompany.com



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