



AUCTION

LEADING THE INDUSTRY SINCE 1945

Tuesday – February 27, 2018 – 11:30 AM

“The Lake Tavern”

Well Established “Turn-Key Business Opportunity”
Over 4,000+ Sq. Ft. Main Facility – Full Kitchen – 7 Day Liquor License – Over 4 Acres Total – Two Fenced-in Outdoor Music Stages/Picnic Areas – Two Outdoor Service Facilities – Large Parking Lot – Commercial Septic System – Kitchen & Bar Equipment Transfer With Property – Convenient Location From Cortland, Rt. 11, Mosquito Lake

Owners retiring after 15+ successful years.

ABSOLUTE AUCTION, All sells to highest bidders on location:

6071 SR 46 NE, Cortland, OH 44410

Directions: Take SR 46 north of Cortland or just south of Mecca Circle and Rt. 88 to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



Auctioneer/Realtor®
RUDY W. KIKO
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Real Estate: Main building with fully equipped kitchen/bar area with cathedral beam ceiling, dining room, hardwood floors, seating 80+ with full wrap-around bar, two restrooms, FA gas heat, CA, year around front deck seating additional 40, seasonal rear deck seating 30 and seasonal side deck seating 50 with view of outdoor stage/picnic area with separate service well. 2nd outdoor fenced area with stage and bar area with open 25 X 50 bar/building. Additional building for storage/office, etc. Large gravel parking lot. Additional parking at south end of property with covered bridge access to bar. 4+ acres total with commercial septic system. Private well. 7 days 2:30 AM liquor license. The following equipment/fixtures transfer with the property. Call for list or go online.

Note: Building was totally remodeled and brought up to code when purchased. Since that time, owners purchased additional property and have expanded into a fantastic dining/entertaining facility. Take advantage of this opportunity. The owner will operate until closing. Food and products will transfer at cost at time of transfer. Owner will assist new buyer in transfer of liquor license. All kitchen, dining room and bar equipment transfer. Contact the auctioneer on how to purchase property.

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.

Auctioneer/Realtor:

Rudy W. Kiko, 330-540-2416

Auction By Order Of: John Palasics

