



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – February 28, 2018 – 1:00 PM

## Unique 4-Story Office Building

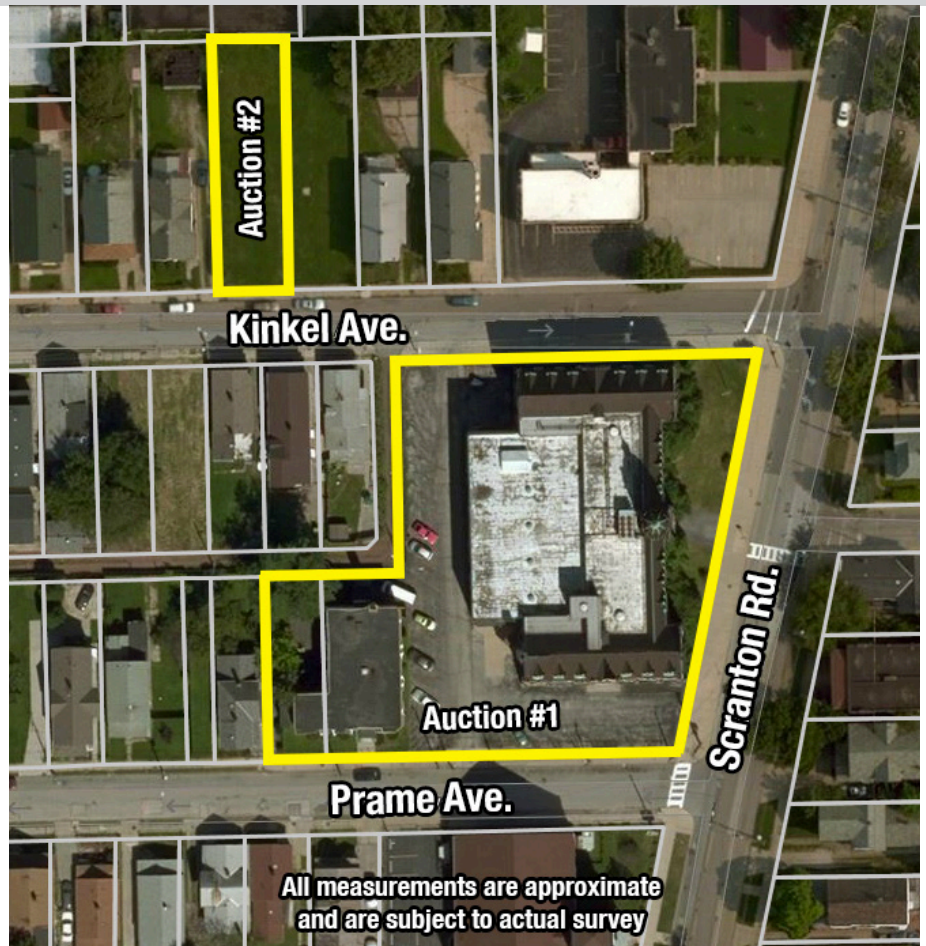
FORMER ST. MICHAELS SCHOOL – HISTORIC DISTRICT

64,000+ SF – Built 1900 – Beautiful Stone Architecture – PLUS – 3-Story Brick Dormitory Building With Active Tenant – Former Convent Home – 8,700+ SF – Zoned Multifamily & C1 – Located in Scranton Southside National Historic District

ALL SELLS ON LOCATION:

**3146 Scranton Rd., Cleveland, OH 44109**

**Directions:** Located just west of I-71 and south of I-90. From W. 25th St. take Clark Ave. east to Scranton Rd., then south to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**SELLS AS AN ENTIRETY, PARCEL NOS. 008-10-032 & 008-10-075.**

**3146 SCRANTON RD., CLEVELAND, OH 44109:** Improvements include 64,000+ SF former St. Michaels School converted into offices, elevator, improved foyer entry, wide hallways, original two-story gymnasium/auditorium. Approx. 31 on-site parking spaces. Gas radiant heat, central air, city utilities. 4 total stories plus lower level. Beautiful architecture stone w/ carved figures, built 1900.

**2202 PRAME AVE., CLEVELAND, OH 44109:** Improvements include 3-story all brick dormitory building. Original church convent, currently has active tenant, current rent \$3,000/mo. plus utilities. Multiple sleeping rooms, offices, lavatories. Approx. 8,700+ SF. Gas radiant heat. Public utilities.

**NOTE:** Come prepared to buy! Buildings open at 12:00 PM noon auction day!

**TERMS ON REAL ESTATE:** \$10,000 deposit required auction day. Balance due within 30 days of sale confirmation. The Property is sold in its AS-IS condition. 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.

**AUCTION BY ORDER OF:** Cuyahoga County Court of Common Pleas, Case No. CV-17-874331



Auctioneer/Realtor®  
**GEORGE P. KIKO**  
330-418-1095  
george@kikocompany.com



**2202 Prame Ave.**



**3146 Scranton Rd.**



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