



AUCTION

LEADING THE INDUSTRY SINCE 1945

Tuesday – April 17, 2018 – 12:00 PM

Commercial Real Estate - Esteco Inc.

Auction #1 - Former Busy Beaver Location Used As Retailer Home Center & Building Material Retailer - 5.17 Acres – Over 35,000 Sq. Ft. Under Roof – Adaptable To A Multitude Of Uses

Auction #2 - Also Selling: 852-Sq.-Ft. Bungalow Home

**ABSOLUTE AUCTION, All sells to highest bidders on location:
1750 West Prospect Rd. (Rt. 20), Ashtabula, OH 44004**

Directions: Take Rt. 20 east of Rt. 45 or west of Rt. 11. Watch for KIKO signs.

Open for inspection 10 AM or by appointment – see website for drone video.



Auction #1 – 1750 W. Prospect Rd. – 5.17 acres – main building 29,160 sq. ft. – built 1967 – steel frame & truss – 3 ph electric plus air condition – gas heat – 3 ground-level roll up doors – wet fire suppression – sealed concrete floor – T-8 lighting – restrooms – elevated offices – attached 2,600 sq. ft. utilized as former laundromat – detached 4,800 sq. ft. pole barn with electric – built 1981 – black-top parking – small greenhouse – chain-link side yard – access off (SR 20) West Prospect & Woodman Ave. – loads of potential – a must see!

Demographics -	3 miles	5 miles	8 miles
Population	27,315	32,360	58,544
Med. HH income	\$42,072	\$45,157	\$49,963
Daytime exposure	13,915	17,000	29,706
Traffic count – SR 20 – 19,130 average daily volume			



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com





KIKO AUCTIONEERS

2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

Tuesday – April 17, 2018 – 12:00 PM

COMMERCIAL REAL ESTATE

**Auction #1 - Former Busy Beaver Location
5.17 Acres – Over 35,000 Sq. Ft. Under Roof**

Auction #2 -852-Sq.-Ft. Bungalow Home



Members – State and National Auctioneers Association



Also Selling – Same Day – Adjoining Parcel
Auction #2 – 5530 Woodman Ave. – Bungalow home on .35 acre – city utilities – presently rented \$400 plus utilities. Built 1950 – 2 bedrooms – full basement – vinyl siding – open auction day 11 AM – 12 Noon.



Auction #2

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:

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

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

Auction By Order Of: Esteco Inc.



Auctioneer/Realtor®

RUSSELL T. (RUSTY) KIKO, JR.

330.495.0923

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**Auction #1
5.17 Acres**

**OUT
Auction #2**



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