



AUCTION

LEADING THE INDUSTRY SINCE 1945

FRIDAY - AUGUST 10, 2018 - 11:45 AM
REAL ESTATE SELLS AT 12:00 PM

Great Investment Opportunity!

QUALITY COMMERCIAL RESTAURANT & BAR W/4 APARTMENTS

Former Pete's Grill - Zoned B-5 - Exciting Downtown Canton Location

Also Selling: Restaurant Equipment - Seating - Hot Dog Vending Cart & Kitchenware

Absolute auction, all sells to the highest bidders on location:

401 CHERRY AVE. NE, CANTON, OH 44702

Directions: From I-77 take the West Tuscarawas St. exit, then go east on Tuscarawas St. to north on Cherry Ave. to property.

Just two blocks from the square in Canton. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Large renovated historic brick building with 6,024 total sq. ft. Main level features 2,400 sq. ft. restaurant/bar area w/ hardwood flooring throughout and large bar area w/two bar sinks, draft system & cooler. Seating occupancy for 151 people. Gas FA heat, central AC & 2 public restrooms. Full-service kitchen has 1,224 sq. ft. including walk-in cooler, (2) Ansul systems & hoods, Alco dishwashing system, 3-bay stainless sink & employee restroom. Spacious stone patio features covered area w/fans, two bars & stage. 4 apartments above business provide great income. Each unit is all electric w/1 bedroom, 1 full bath, kitchen & living room. All are currently rented month-to-month; 2 larger apartments are rented for \$450 plus utilities and 2 smaller apartments are rented for \$430 plus utilities. Divided basement w/2 entrances is great for storage. Zoned B-5, for many possibilities. Parcel #231956, #233636, #226226. Convenient location to downtown events and highways. Public utilities. Great owner-occupant opportunity w/rental income. D-5 liquor license available for purchase directly through seller.

TERMS ON REAL ESTATE: 15% 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.

RESTAURANT & BAR EQUIPMENT - VENDING CART: Hot dog vending cart - Gas Vulcan charbroiler mod. #VCCB36 - Electric flat-top griddle - (3) Dean gas fryers - Gas Garland double charbroiler - (2) Blodgett pizza ovens - 4-burner gas range - SS prep tables - Pizza press - Food processor - Rolling SS condiment prep table - Manitowoc ice machine - Seasoned pizza trays - Pots - Pans - Budweiser beer cooler - Metal tub - Bar mats - Assorted neon signs - (4) patio tables & matching chairs - Inflatable sign - Chairs - Tables - Bar stools - Lectern - Flower pots - Coin-operated Speed Queen washer - Coin-operated Speed Queen gas dryer.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard 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: PGP Properties LLC



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