



AUCTION

LEADING THE INDUSTRY SINCE 1945

FRIDAY – OCTOBER 12, 2018 – 12:30 PM

Attn. Business Owners & Investors

RARE OPPORTUNITY PRESENTS QUALITY 35,000 SF BUILDING ON 3 ACRES

Ideal Warehouse/Manufacturing – No Zoning
NW Corner Of US RT 30 & Apple Creek Rd. Exit - Great Location With Highway Traffic Exposure
East Union Twp. – Wayne Co.

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

1046 N. APPLE CREEK RD., WOOSTER, OH 44691

Directions: From US RT 30 E at Wooster continue east to Apple Creek Rd. exit, head north on Apple Creek Rd. to auction.

Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com

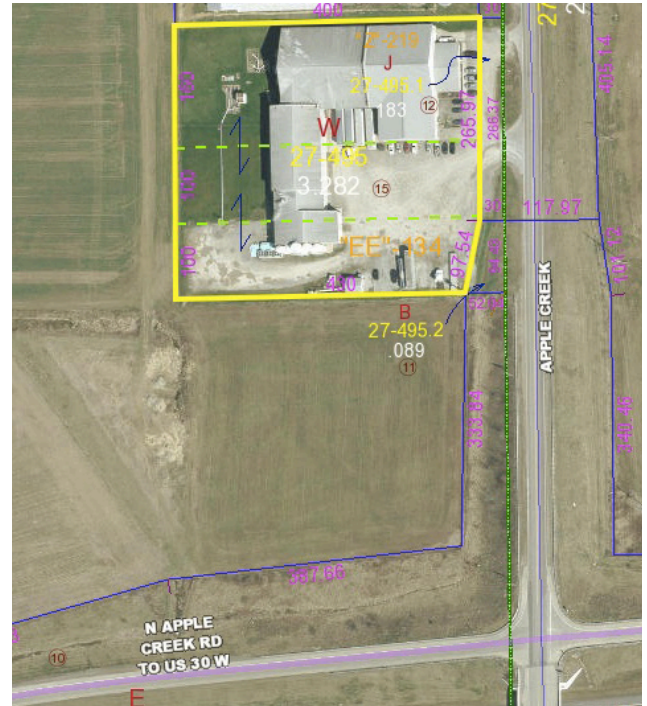


REAL ESTATE: Features a one-owner 35,000 SF warehouse/manufacturing facility built in 1995. Comprising 12" concrete block, 18' tall walls, and trussed pitch roof with minimum 26' pole span. Firewall approx. every 12,000 SF. 6 semi docks. 12'x14' overhead drive-in door. 40'x78' drive-thru large truck service bay with 4 12'Wx14'H overhead doors. Heavy 3-phase 480V elec. service. Overhead gas radiant tube heat throughout, 18' ceilings, well and septic. Attached 1,800 SF brick exterior office complete with conference room, 3 private offices, cafeteria, 4 restrooms, and HVAC. Building is ready to move into, immediate possession at closing. All this on 3 acres, majority aggregate parking. High traffic US RT 30 exposure. Just minutes from Wooster, Canton, Akron, etc. Opportunity for owner/operator or lease potential of \$150,000 per year, you decide! Wayne Co. parcel #27-00495.000.

NOTE: Shown by appointment and open for viewing 2 hours prior to bidding auction day. Financing available to qualified bidders. Call Peter today for details.

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.

AUCTION BY ORDER OF: Mullet Holdings LLC



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