



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**THURSDAY – DECEMBER 6, 2018 – 12:00 PM**

## Quality 4,801 SF Brick Office Building

**FORMER DENTAL/DOCTOR'S OFFICE – 3 OFFICE SUITES**

1 Acre – SR 422 Exposure – Blacktop Parking Lot

High Traffic Count – Adaptable To Many Uses

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

**2400 PARKMAN RD. NW, WARREN, OH 44485**

**Directions:** Take RT 422 southeast of RT 5 or take RT 422 (Parkman Rd.) northwest of downtown Warren to address.

Watch for KIKO signs.



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**

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## QUALITY 4,801 SF BRICK OFFICE BUILDING

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**Members – State and National Auctioneers Association**



**REAL ESTATE:** Nice and clean 4,802 SF brick office building situated on .99 acres. Entering in the main entrance there is a large common area w/ 3 separate entrances to the 3 suites. Each suite ranges from 1,450 SF to 1,640 SF and has its own private waiting room, reception desk, several exam rooms, 2 half baths, and kitchen area. Approx. 35 blacktop parking spaces in the front & rear. 8 rooftop HVAC systems (5 were just replaced), new rubber roof in 2002, public utilities, 1 water meter, 1 electric meter, and 3-phase electric. Building was built in 1975 and half year taxes are \$1,551.38. Great opportunity with loads of potential. Call zoning for your particular needs. Building will be open auction day starting at 10:30 AM. Call Jeff Kiko with any questions.

**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.

**AUCTION BY ORDER OF:** Parkman Group LLC



Auctioneer/Realtor®

**JEFF R. KIKO**

330-206-1079

jeffkiko@kikocompany.com



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