



# AUCTION

LEADING THE INDUSTRY SINCE 1945

THURSDAY – DECEMBER 6, 2018 – 12:00 PM

## “Spillway Inn” Restaurant & Lounge

Turnkey Business Opportunity – 4,800+-Sq.-Ft. Building – 7 Day Liquor License – Seats Over 150 – Blacktop Parking – Public Utilities – Located Near The Spillway “Where The Ducks Walk On The Fish” – Borders Bike Trail – Near Pymatuning State Park – High Recreation/Tourist Area – Pine Twp. – Crawford Co. PA

ABSOLUTE AUCTION, All sells to highest bidders on location:

**493 S. MERCER ST., LINESVILLE, PA 16424**

**Directions:** Take US Rt. 6 east of Ohio to Linesville and south on S. Mercer St. .5 mile to auction or PA Rt. 285 east over reservoir to Church Rd. and north to Hartstown Rd. and left-over spillway approx. one mile to auction. Watch for KIKO signs.



Real Estate: 4,800-sq.-ft. facility features large bar area with U-shaped pool table area. Bar area seats 65. Dining room in back with separate entrance seats 90. Full commercial kitchen. All kitchen and dining room and bar equipment transfers with the real estate. Roof-top FA gas heat and central air. Partial basement. Ample blacktop and gravel parking. Borders bike trail and PA state fish hatchery. Pymatuning State Park and the spillway nearby are one of the state's top tourist attractions. Restaurant features fresh homemade pizza dough and 50+ flavors of wings and full bar. Family friendly atmosphere. Note: Call or go online for list of equipment and items transferring. Great location to expand with winery/brewery, etc. Lots of possibilities. Zoned C-General Commercial.



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.



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**KIKO AUCTIONEERS**

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

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**Members – State and National Auctioneers Association**



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