



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Thursday – October 3, 2019 – 12:00 PM Noon**

## **18,212 SF Brick Office/Medical Building**

**4.23 ACRES – ASPHALT PARKING LOT – ZONED I-1  
PORTAGE COUNTY – RAVENNA CITY**

All sells on location:

**771 N. FREEDOM ST., RAVENNA, OH 44266**

**Directions:** Take Freedom St. (RT 88) south of RT 44/14 to address, or take N. Freedom St. north of E. Main St. (RT 59) to auction.



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**

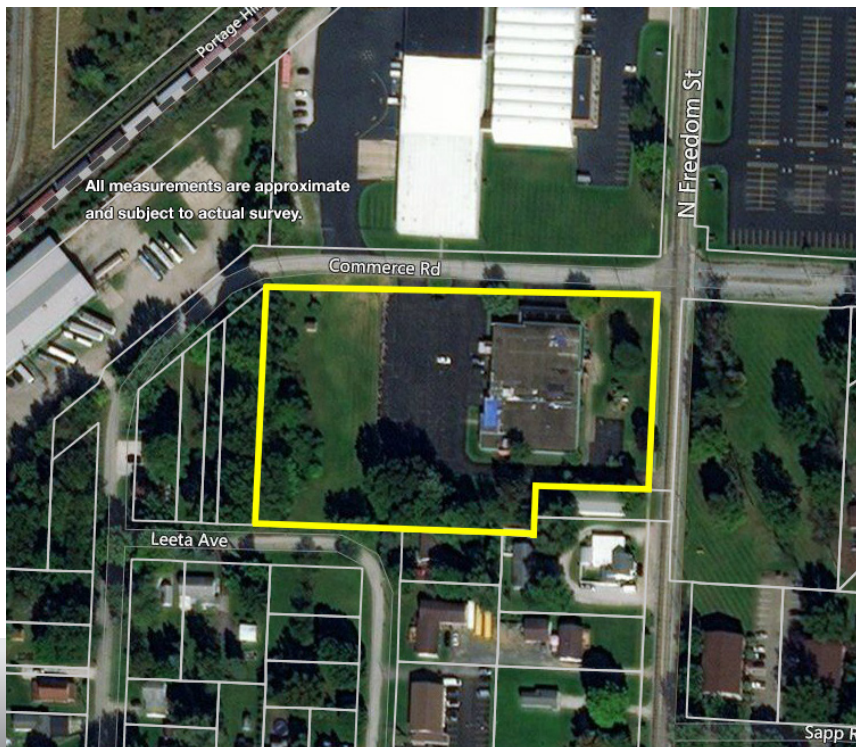


**Real Estate Features:** 18,212 SF brick building situated on three lots totaling 4.23 acres. Building was formally used as a Physical Therapy Center. Main level is loaded with offices, conference rooms, restrooms, lunch rooms, kitchen, open cubicle space and executive offices. Several different entrances, front and rear asphalt parking lots, 3 phase electric with loads of possibilities. Partial basement with therapy/offices, storage rooms, file rooms and two gas hot water boilers.

Three parcels include #31-316-10-00-141-001, #31-316-10-00-140-000, #31-316-10-00-139-000. Building was built in 1956 with several remodels throughout the years. Total real estate 1/2 taxes are \$8,239.94. Property has been vacant and is in need of some repair. Building will be open auction day starting at 10:00 AM for inspections.

**Terms On Real Estate:** \$50,000 down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. 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:** Court of Common Pleas, Portage County, Case No. #2013 CV 01137



Auctioneer/Realtor®  
**JEFF R. KIKO**  
330-206-1079  
jeffkiko@kikocompany.com



**330.455.9357 • kikoauctions.com**

