



AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY – OCTOBER 22, 2019 – 12:00 PM

7,200 SF Commercial Building

SHERIFF SALE OF REAL ESTATE! - ATTENTION INVESTORS & ENTREPRENEURS

City Utilities – Toronto, OH – Jefferson Co.

Sells on location:

206 N. 4TH ST., TORONTO, OH 43964

Directions: Take RT 7 north of Steubenville, OH or south of East Liverpool to Toronto, OH, take 4th St. interchange exit and go east to N. 4th St. and south to address. Watch for KIKO signs.



REAL ESTATE: Parcel #19-02655-000. Approx. 7,200 SF, gas heat, city water and sewer. Zoned B1, Neighborhood Commercial. Property is currently being used as a restaurant/pizza. Taxes are \$687.45 per half year. Great investment opportunity! Property open for inspection 10:30 AM auction day!

TERMS OF SALE: Appraised value of the Property is \$55,000. The Property cannot be sold for less than two-thirds of the appraised value. Therefore, the minimum bid must be \$36,667. A 10% deposit is required on auction day; balance due within 30 days of sale confirmation. The Property is sold in its AS-IS condition.

All restaurant equipment to sell after the real estate.

TERMS ON CHATELS: 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. Multi Par auction process may be used.

AUCTION BY ORDER OF: The Court of Common Pleas, Jefferson County, OH case #19 CV 00183



Auctioneer/Realtor®

EUGENE R. KIKO

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Information is believed to be accurate but not guaranteed.



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