



# AUCTION

LEADING THE INDUSTRY SINCE 1945

FRIDAY – FEBRUARY 15, 2019 – 12:30 PM

## Former Doctor's Office

GOOD TWO-STORY HOME WITH (2) EFFICIENCY APARTMENTS – CORNER LOT – CITY UTILITIES – BLACKTOP PARKING LOT – ACROSS FROM TRUMBULL REGIONAL MEDICAL CENTER

Sells on location:

**1451 East Market St., Warren, OH 44481**

**Directions:** From downtown Warren take Market St. just east to address.

(Across from Trumbull Regional Hospital). Watch for KIKO signs.



**Real Estate:** Good two-story home with loads of character and square footage. Main level features waiting room, private reception area, two private offices, 5 examining rooms/offices, one full bath, (2) half baths, lunchroom, two ornamental fireplaces. Two second-level one-bedroom efficiency apartments, both in nice shape and vacant. Walk-up floored finished attic with possible 3rd apartment with FA gas furnace – full basement with breaker electric, 2nd gas furnace, central air. Covered front porch, side ramp. Large blacktop parking lot. Corner lot. City utilities, .85-acre lot size.



Information is believed to be accurate but not guaranteed.



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**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.

**Auctioneer/Realtor:** Randall L. Kiko, ext 158, 330-831-0174

**Auction By Order Of:**

Michael D. Buzulencia, bankruptcy trustee for the  
United States Bankruptcy Court. Case #17-42220.



Auctioneer/Realtor®  
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