



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY – FEBRUARY 6, 2020 – 12:30 PM

Auto Service/Gas Station - Half-Acre Corner Lot
BUSINESS OPPORTUNITY! - HIGH TRAFFIC COUNT – ZONED C-2
LAKE TWP. – STARK CO. – SELLER FINANCING

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

13415 CLEVELAND AVE. NW, UNIONTOWN, OH 44685

Directions: From SR 619 take Cleveland Ave. just north to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed. KIKO Auctioneers

800-533-5456 | kikoauctions.com





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

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AUTO SERVICE/GAS STATION HALF-ACRE CORNER LOT

Business Opportunity!
High Traffic Count – Zoned C-2
Lake Twp. – Stark Co. – Seller Financing

Real estate features a 1962 concrete block constructed, 3-bay auto shop with (3) 10'x10' overhead doors, car lift, retail area, storage room, and restroom. 24'x40' canopy over 2 double-sided pumps. 3 underground gasoline tanks with current documentation and insurance. All this on a half acre corner lot with great exposure to Cleveland Ave. Opportunity for the right person! Taxes are \$3,631.53 per half year. Stark Co. parcel #2201233 and #2201232.

REAL ESTATE TERMS: 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. OR seller will finance with 25% down or \$25,000 (whichever is higher), 10% simple interest, 20-year amortization, 5-year balloon payment, seller secured by first mortgage. 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. Property to be sold as an entirety and not to be offered in separate parcels.

AUCTION BY ORDER OF: Donald Bair, Trustee



Auctioneer/Realtor®
PETER R. KIKO SR.
330-705-5996
peter@kikocompany.com



Auctioneer/Realtor®
RICHARD T. KIKO JR.
330-455-9357 ext. 105
dkiko@kikocompany.com

800-533-5456 | kikoauctions.com

