



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**Thursday – May 28, 2020 – 12:15 PM**

## Latsch POA Auction

**ONE-OWNER INDUSTRIAL FIXER-UPPER BLOCK BUILDINGS  
WITH SEWER – 23,000 SQ. FT. TOTAL – 10+ ACRES – FORMER  
MACHINE SHOP – ZONED LIMITED INDUSTRIAL & MULTI-FAM-  
ILY RESIDENTIAL – ROOTSTOWN TWP. – PORTAGE CO. – CLOSE  
TO I-76 – BUILDINGS NEED WORK – GREAT LOCATION –  
LIVE & ONLINE BIDDING AVAILABLE**

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

**4477 TALLMADGE RD., ROOTSTOWN, OH 44272**

Directions: Take SR 44 south of I-76 or north of US Rt. 224 to Tallmadge Rd. and east to address. Watch for KIKO signs.



**Real Estate:** Former machine shop – two concrete block buildings – could easily be subleased – 23,000 sq. ft. total – 10+ acres with sewer available – both have steel clear-span trusses, loading docks, Reznor heaters – overhead doors – some areas with 14' ceiling. Loads of potential. Building have been vacant and are in need of repairs. Graveled parking lot. Great location. Call for viewing.

**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. 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:

Susan Mary Schneider, POA for Lloyd Alonzo Latsch



Auctioneer/Realtor®  
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