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AUCTION

LEADING THE INDUSTRY SINCE 1945

MONDAY - AUGUST 24, 2020 - 12:30 PM

61,000 SF Industrial Property On 11+ Acres
ATTENTION INVESTORS & BUSINESS OWNERS

Railroad Access - Semi Accessibility Fenced Area
Ideal For Manufacturing And Office Space
Plus, 3 Detached Buildings Ranging From 3,000 SF-4,400SF
Hartville, OH - Stark County - Lake Township
On-Site And Online Bidding Available

Absolute auction, all sells to the highest bidder. Location:

224 E. MAPLE ST., HARTVILLE, OH 44632

Directions: From SR 43 and State St. take State St. east to auction location. Watch for KIKO signs.



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

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224 E. MAPLE ST.: Real estate offers a 61,000+ SF building that includes 11 updated offices, conference room, multiple restrooms, reception area, lunch room, multiple partitioned warehouse and open space for machine shops, storage or rental space, 12 solid individual concrete storage units, 3 additional detached buildings (1 vacant, 1 is rented as a machine shop, and 1 is. rented as warehouse space), 230/460 power, updated sprinkler system with overhauled CAT engine for pump, multiple docks, access to very large concrete parking area, and multiple electric services. Some updates include AC/heat in office area, half the office roof has 5-year coating warranty, all new office carpet, and new cellular monitored fire alarm system in main office. City sewer and well water. Ideal space for manufacturing and offices. Total rental income as of 8/1/2020 is \$10,400 per month with unlimited potential.

This property offers a very convenient location to other successful businesses and well-maintained properties. Please schedule showing through the auctioneer. Open house on Monday, August 17, 2020 from 12:00-1:00 PM.

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. 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: HRL Consulting LLC



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