



AUCTION

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LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – SEPTEMBER 16, 2020 – 5:30 PM

Italian American Society Building

6,894 SF COMMERCIAL/INDUSTRIAL BUILDING ON 1.81 ACRES

Formerly Used As Banquet/Bar Center – Zoned I-1
Loads Of Possibilities – 80+ Car Parking Lot – Public Utilities
On-Site Or Online Bidding Available

Owners no longer have need. Absolute auction, all sells to the highest bidder. Location:

644 S. CHESTNUT ST., RAVENNA, OH 44266

Directions: Take S. Chestnut St. south of Main St. (Downtown Ravenna). Watch for KIKO signs.



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

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REAL ESTATE: Parcel #31-361-30-00-034-000. Good brick building situated on a 1.81-acre corner lot. Building has nice front entrance with stone pillars, bar/lounge area (32'x43') with 25' wood bar, utility room, men's & ladies restrooms, banquet area (44'x65') with large wood dance floor and bar serving area, nice coat closet, office and 15'x31' kitchen area. 2 outdoor Bocce ball courts and 24'x32' outdoor pavilion. All public utilities, natural gas, 2 AC units (1 not working and 1 needs serviced), and 2 gas furnaces (1 not working). Great property with loads of potential, adaptable to many uses. Real estate taxes are \$2,163.19 per half year. Call Jeff Kiko with any questions. Building will be open auction day starting at 4:00 PM.

NOTE: Contents of the building will be sold separately via KIKO online only auction September 10th-17th.

OPEN HOUSE: Monday - September 14, 2020 - 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. Property to be sold as an entirety and not to be offered in separate parcels.

AUCTION BY ORDER OF: Italian American Society



Auctioneer/Realtor®
JEFF R. KIKO
330-206-1079
jeffkiko@kikocompany.com

800-533-5456 | kikoauctions.com

