



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY - OCTOBER 1, 2020 – 12:00 PM**

## 3-Unit Commercial Building

INVESTMENT OPPORTUNITY - STARK COUNTY - ALLIANCE CITY  
Online Bidding Available

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

**33 E. CHESTNUT ST., ALLIANCE, OH 44601**

Directions: From State St. NE go south onto Union Ave. then left onto E. Chestnut St. to property. Watch for KIKO signs.



3-unit office building w/ approx. 3,900 SF. Zoned B-3. Unit #1 is approx. 570 SF w/ 2 office spaces and 1 restroom. Unit #2 is approx. 1,304 SF w/ 1 office, open office/reception area, and 1 restroom. Unit #3 is approx. 2,000 SF w/ 5 office spaces, open office/reception area, and 2 restrooms. Units all have separate heat/AC. Parcel #100901. Lot is approx. 110x40. Taxes are \$1,063.38 per half year. Conveniently located close to State St., restaurants, and shops.

**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:** Siemund Greiner Company LLC



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