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AUCTION

LEADING THE INDUSTRY SINCE 1945

THURSDAY – OCTOBER 8, 2020 – 1:00 PM

Graham Road Commercial Condo

NICE BUSINESS CONDO – MOVE-IN READY

Ideal Space For Attorney, Accountant, Medical, Insurance, Etc.

Live & Online Bidding Available - Summit Co. – Cuyahoga Falls, OH

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

275 GRAHAM RD. #8, CUYAHOGA FALLS, OH 44223

Directions: From RT 8 take Graham Rd. west to address. Watch for KIKO signs.



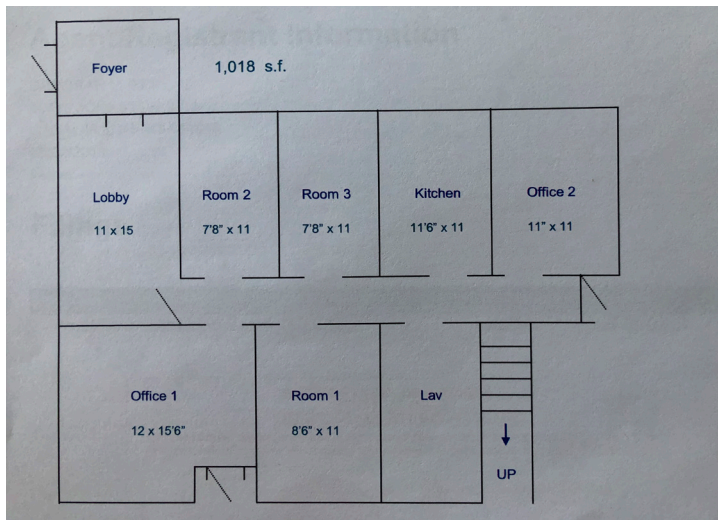
Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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Real estate features a clean move-in ready business condo. Parcel #3503566. Features 1,018 SF on the main level and an addition 300+ SF upstairs. Recent updates include restroom, front entrance, and fresh paint. Nice reception/lobby area, large inner office w/ separate entrance, kitchen/breakroom, 3 individual offices, and an executive office w/ separate entrance. Upstairs has additional storage or office space. Annual taxes are \$1,673. Graham Rd. Medical Center Association dues are \$2,500 annually. Ownership also includes 1/11 interest in additional adjacent vacant land.

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.



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