

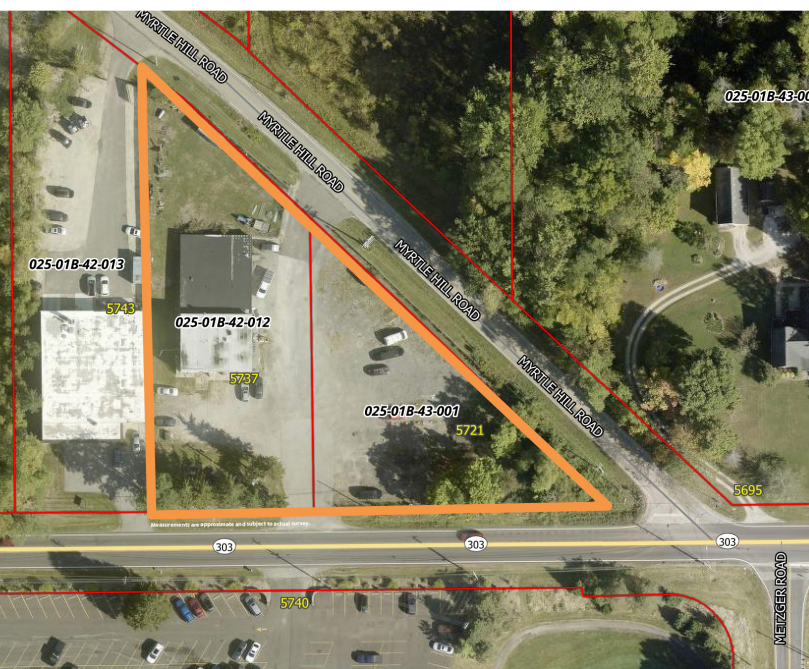
ABSOLUTE AUCTION

MONDAY, OCTOBER 27, 2025, 12:00 PM

Live Auction W/ Online Bidding Available On Real Estate



REAL ESTATE



Great opportunity to own an income producing property! Mixed use vinyl sided commercial garage/warehouse building w/ 3 apartments. Built in 1950 w/ 7,384 sq. ft. Situated on 2 parcels w/ 429 ft. of road frontage on Rt. 303 & 2 acres with high visibility on Rt. 303. The lower level features a heated warehouse space with dual overhead doors currently generating \$1,000 monthly rent. 2-car garage with office, storage room, and half bath perfect for owner occupancy or additional revenue. Three upstairs apartments provide steady rental income at \$550, \$750, and \$850 per month. Additional income includes fenced gravel parking area currently renting semi-truck parking spaces for approximately \$125-\$650 monthly. Property is zoned M limited manufacturing adaptable for many uses. Parcel #025-01B-42-012 & #025-01B-43-001. Public water & septic. Yearly taxes \$1,147.55. Whether you're seeking an owner-occupied business opportunity or an investment property this property offers exceptional potential in a growing market.

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: Yuvraj Bains, LLC

INVESTMENT OPPORTUNITY!!
Commercial Warehouse/
Garage W/ Apartments
7,384 Sq. Ft. Building, Fenced
Parking, 2 Acres
Zoned M-Limited
Manufacturing
Medina Co., Liverpool Twp.

5737 CENTER ROAD (RT 303),
VALLEY CITY, OH 44280

www.kikoauctions.com | 800.533.5456

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



Scan for auction details, including directions.

Absolute Auction.
All sells to the highest bidders on location.

ABSOLUTE ONLINE ONLY AUCTION

STARTS: TUESDAY, OCTOBER 21, 2025, 12:00 PM
ENDS: TUESDAY, OCTOBER 28, 2025, 12:00 PM



*Preview: Monday, October 27,
2025, 10:00-11:00 AM*

*Pickup: Thursday, October 30,
2025, 10:30 AM-2:00 PM*

2001 Cadillac Limo W/ 110,367 Miles; 2013 Honda Rancher ES 4x4 W/ Snow Blade; Ferris 400s 48" Zero Turn Mower; Allis Chalmers Model F40 Gas Fork Lift; Tandem Axle Landscape Trailer; Ford 3600 Diesel Tractor; Generac 7550 EXL Generator; Husky Pro Air Compressor; Cummins Mack 10' Table Saw; Central Machinery 8" Drill Press; Sears/Craftsman Radial Arm Saw; Sears/Craftsman Band Saw; Lincoln Arc Welder; Chicago Electric Tractor Driven PTO Generator; Chicago Electric Mig & Arc Welders; Excel Power Washer; Dynamo 3" Pump; Quality Farm & Country Pro Rear Tine Tiller; Pallet Jacks; SMIEC Socket Wrench Set; General 330 Hole Digger; 4 Step Safety Ladder; Over The Road Safety Kits; Electric Jack Hammer; Hydraulic Bottle Jack & Floor Jack; 3 pt. Boom, Windmill Chipper, Slip Scoop, Reversible Blade & Lift Arms; Assorted Power Tools; Hardware; 64" Sony TV; Electric Fireplace; Upholstered Furniture.

Online Terms: Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on titled vehicles only. 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



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REALTORS
AUCTIONEERS
ADVISORS

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