

# ABSOLUTE AUCTION

SATURDAY, APRIL 4, 2026, 11:00 AM



INVESTMENT OPPORTUNITY



257 SELF-STORAGE  
UNITS ON 2 1/2  
ACRES

\$150k Gross Potential  
Income

2093 N. KANSAS RD.,  
ORRVILLE, OH 44667



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Information is believed to be accurate but not guaranteed.  
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Scan for auction details, including directions.

Absolute Auction.  
All sells to the highest bidder.



**Real Estate:** Exciting opportunity! One owner, 257-unit self-storage complex on 2.56 acres. This property features 11 masonry block buildings (30'x90'), all well maintained, with additional room for outdoor storage or potential expansion. Currently 70% occupied with all units month to month, offering immediate income with potential for growth. Over \$55,000 spent in replacing 2 roofs and shingle repairs last year. First time offered, don't miss out! Opportunities like this do not come around often! Half year taxes are \$6,995. Wayne Co. parcel #32-00110.001.

**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:** Dale R. Gray, Trustee of the Peggy A. Gray Revocable Trust



**KRISTEN KIKO**  
**AUCTIONEER/REALTOR®**  
 330.234.7110  
 kristen@kikocompany.com



**JACOB WHITACRE**  
**AUCTIONEER/REALTOR®**  
 330.417.9123  
 jwhitacre@kikocompany.com



**PETER R. KIKO SR.**  
**AUCTIONEER/REALTOR®**  
 330.705.5996  
 peter@kikocompany.com



**REALTORS  
 AUCTIONEERS  
 ADVISORS**

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