

ABSOLUTE AUCTION

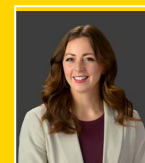
FRIDAY, MARCH 21, 2025, 12:30 PM
 SHOWN BY APPOINTMENT - OPEN HOUSE AUCTION DAY



COMMERCIAL
 REAL ESTATE



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



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

12-ACRE COMMERCIAL COMPLEX

30,000 Sq. Ft. Of
 Warehouse Space, 8,000
 Sq. Ft. Modern Office

AUCTION HIGHLIGHTS

- To Be Offered In 3 Parcels
- 70x210 12-Bay Truck Service Maintenance Garage W/ Offices, 2-Story Mezzanine & 94 KW Rooftop Solar System
- 30,000 Sq. Ft. Of Warehouse Space, 8,000 Sq. Ft. Modern Office Building
- Public Water & Gas
- 5 Plus Acres Of Aggregate Parking Lot
- US Rt. 20 Exposure W/ 10,000 Daily Traffic Count
- Seller Financing Available
- Zoned B-4 General Business
- Same Owner For 38 Years
- Live Auction With Online Bidding Available

1600 TOLEDO RD.,
 NORWALK, OH 44857



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

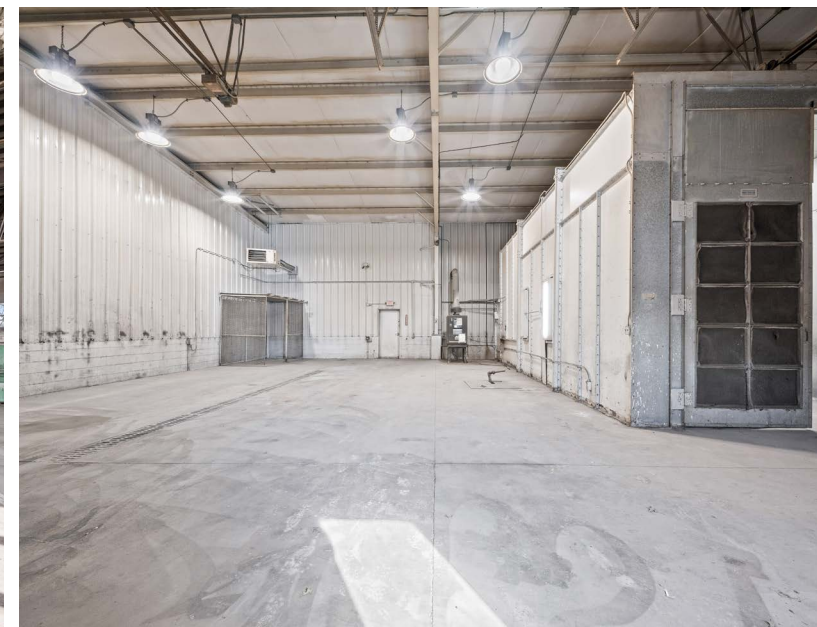
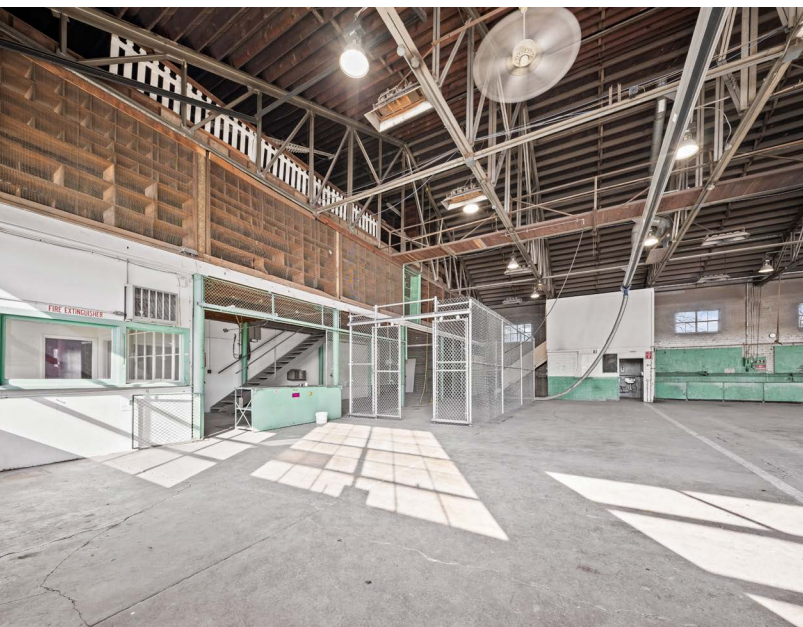
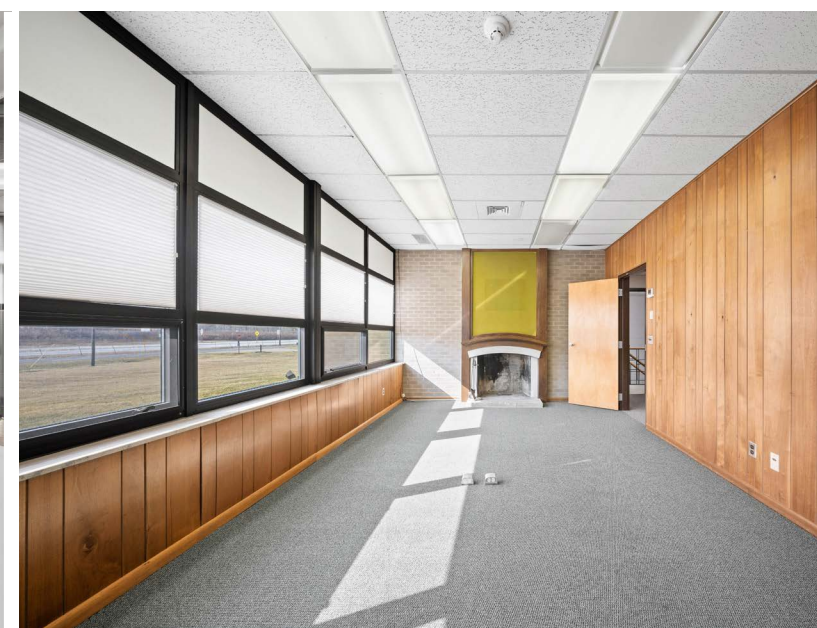
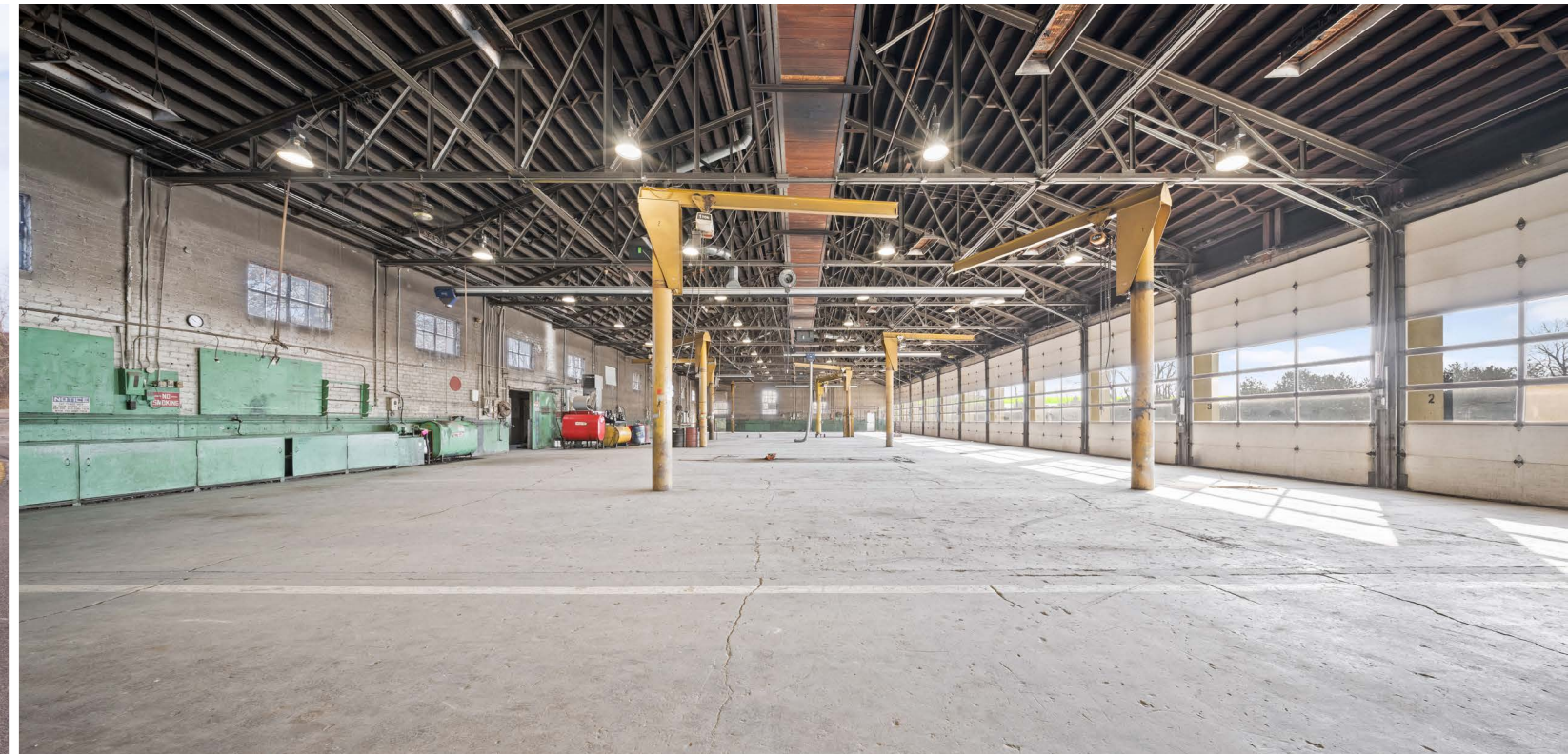


www.kikoauctions.com | 800.533.5456



Scan for auction details, including directions.

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



PARCEL #1: 8.19 ACRES

Improvements Include:

- A.) Free span 70x210 service/maintenance building - (12) 13W X 15H overhead doors, 26 x 70 two-level parts mezzanine, 4 offices & toolroom, restroom, (8) jib cranes, 94 KW solar system on roof, waste oil furnace plus natural gas heat, 3 phase, 220-volt electric, moveable overhead engine exhaust vents.
- B.) 50x100 building - (4) 16W x 14H overhead doors, portable 13x30 paint booth, wash bay, half of building heated.
- C.) Like-new 40x100 pole building - (3) 14W x 14H overhead doors.
- D.) 60x180 steel building - (2) 13x13 overhead doors, semi dock.
- E.) 8,000 sq. ft. professional office building - Main level features 18 private office rooms, board room with fireplace, lunchroom, restrooms, reception area. Lower-level features 38x60 storage, gas HVAC, public water and septic system. This is a clean, ready to move into office building!

Other highlights include 4+ acre aggregate parking or lay down lot, 1,000-gal. LP gas filling station, permitted 10,000-gal. diesel tank & 10,000-gal. gas tank, misc. small storage buildings. US Rt. 20 exposure. B-4 zoning. Turnkey move in ready. Huron County Tax ID #: 32001R010030100 and 32001R010010000. Half year taxes are \$8,475.

**PARCEL #2: 2 ACRES
(ADJOINS #1)**

Zoned B-4, 1,400 sq. ft. renovated office building w/ gas HVAC, public water & septic system, and approx. 1-acre aggregate parking lot. Huron County Tax ID #: 32001R010030000. Half year taxes are \$983.

**PARCEL #3: 1.9 ACRES
1680 TOLEDO RD.
(ADJOINS #2)**

Improvements Include:

- A.) 48x100 drive-thru pole building w/ (3) 10W x 11H overhead doors, insulated & heated.
- B.) 48x100 steel building with a 12W x 14H overhead door, 100-amp breaker electric and public water (former retail carpet store). Huron County parcel #32001R010050200. Half year taxes are \$1,796.

NOTE

Showing by appointment - open house auction day. Buy one or all parcels, you decide! Same owner for 38 years!

AUCTIONEERS NOTE

Seller financing option available to pre-qualified buyers. Seller financing terms: total of 30% down at closing, 8% simple interest only, 3-year balloon payment to seller secured by note & first mortgage.

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 Separate Parcels and not to be offered as an Entirety.