



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

FRIDAY – APRIL 23, 2021 – 1:00 PM

Opportunity Presents!

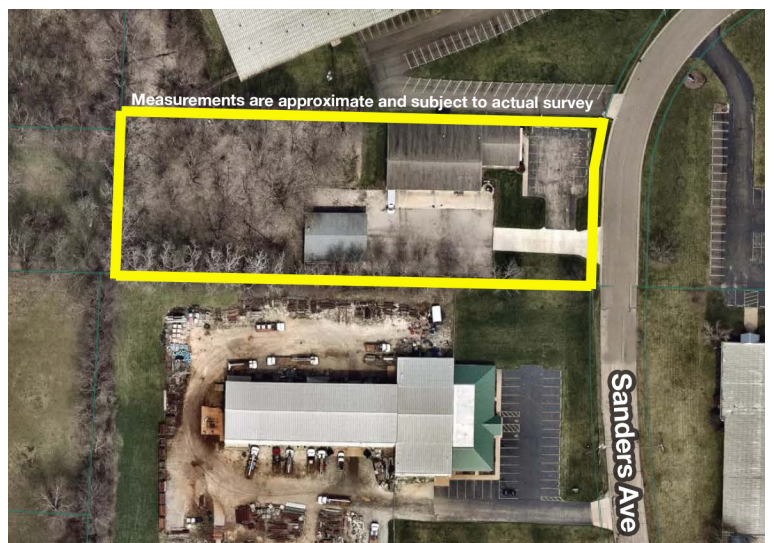
2 COMMERCIAL BUILDINGS – NEARLY 12,000 SF

2 Acres – Fenced Lot – All Utilities Available - Massillon Industrial Park – Stark Co., OH
6,000 SF Coolers – Loading Docks – Warehouse – Office - Adaptable Buildings – Owners Are Retiring
Live & Online Bidding Available

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

1370 SANDERS AVE. SW, MASSILLON, OH 44647

Directions: Take SR 21 south from Massillon to SR 241, then go west to 9th St. and south to Sanders Ave. Watch for KIKO signs.



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

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REAL ESTATE: Features 2 acres of land, room to grow. Steel-sided commercial buildings w/ shingle roofs. Original building was built in 1986 w/ nearly 6,000 SF coolers, high ceilings, and adaptable to any use. 3 front offices, reception, and 2 restrooms. 3 loading docks, plus side dock door. Building originally built as USDA food approval manufacturing frozen dinners, etc. 14 parking spaces in front.

Rear building was built in 1993 with 3,000 SF, 14' overhead doors, insulated and finished interiors, overhead radiant heat, 220 3-phase electric, and 7 yr. old roof w/ Leaf Guard gutters. Concrete floors with drains. Nice building. Current taxes are \$2,595 per half year. You'll like this location with easy access to RT 21 and RT 30. Better take a look! Bid on-site or online. Don't miss out! Trucks and warehouse equip. are being sold online only.

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.

REAL ESTATE AUCTION BY ORDER OF: 1370 Sanders LLC



STARTS: WEDNESDAY – APRIL 21, 2021 – 1:00 PM
ENDS: TUESDAY – APRIL 27, 2021 – 1:00 PM

Online Only Auction
TRUCKS – WAREHOUSE EQUIP. – FURNISHINGS

Absolute auction, all sells to the highest bidder. Preview/pickup location:

1370 SANDERS AVE. SW, MASSILLON, OH 44647

Directions: Take SR 21 south from Massillon to SR 241, then go west to 9th St. and south to Sanders Ave. Watch for KIKO signs.

STARTS: WEDNESDAY – APRIL 21, 2021 – 1:00 PM
PREVIEW: FRIDAY – APRIL 23, 2021 – 11:00 AM-2:00 PM
ENDS: TUESDAY – APRIL 27, 2021 – 1:00 PM
PICKUP: FRIDAY – APRIL 30, 2021 – 9:00-11:00 AM

'16 Int. 4300 Reefer box truck – '16 Ford F-550 Reefer box truck – '09 Ford F-350 pickup w/ Reefer box – (2) '04 GMX Reefer box trucks (both need work) – Old forklift – Ladders – Weed whip – Elec. pallet jack – Hand pallet jack – Wheel carts – Oak furniture – Office furniture – Printer – Chairs – Household items – Precious Moments – Weight lifting equip. – Etc.

TERMS: Visa, MasterCard & Wire Transfer accepted. 10% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

CHATTEL AUCTION BY ORDER OF: Specialty Foods Inc.



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