



Realtors • Auctioneers • Advisors

# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**THURSDAY - JULY 8, 2021 - 12:30 PM**

**Opportunity! Location! Location! Location!**  
**Commercial Real Estate – Zoned Business Retail**  
**CUYAHOGA CO. – PARMA**

Multiple-Use Property – High Traffic Count – Corner Lot – Subdivided  
Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder. LOCATION:

**5277 State Rd., Parma, OH 44134**

Directions: From I-480 and State St. head west on State to address. Watch for KIKO signs.

**OPEN HOUSE: THURSDAY - JULY 1, 2021 - 3:00 PM**  
**AND 1.5 HOURS PRIOR TO AUCTION**



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

**800-533-5456 | kikoauctions.com**







**PROPERTY FEATURES:** LOCATION! LOCATION! LOCATION! Extremely well-maintained property. Must see inside, much larger than appears. Primary use is offices with some residential. West side has access from front, rear, and side. Reception area, 2 half baths, 2 large areas for approx. 20+ cubicle offices, back office w/ safe and storage area. 3-car garage w/ extra storage. The east side primary use is offices, home, kitchen, living/ board room, 4 bedrooms and full bath on 2nd, unfinished attic, and a one-car garage. Front and rear entrances. Separate heat and electric for east/west. (2) F/A air conditioners and (2) gas boilers. Replacement windows throughout. Approx. 6 years on roof on home and 14 on office side. Partial basement with glass block windows and half bath. Entire property has been run with Cat 5 lines. Entire property is connected with common doorway. 15 dedicated parking spots. Multiple uses, investment, executive offices, retail, possible group home, etc. Attached house can be used for residential, office, or retail. Convenient location situated on corner lot of State Rd. and North Ave. less than a half of mile from I-480. Cuyahoga Parcel #444-04-110. Call with questions on how to buy this impressive property.

**NOTE:** Offices desks, chairs, cubicles, file cabinets, and safe to transfer with purchase, all in very good condition

**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.

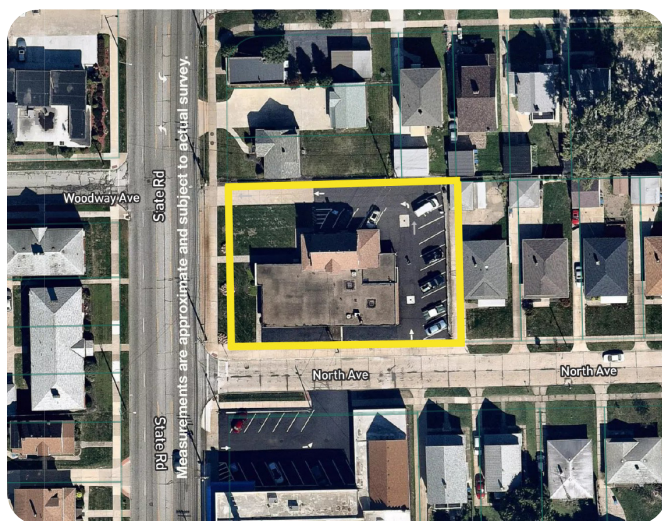
**AUCTION BY ORDER OF:** Sun Partners LLC



Auctioneer/Realtor®  
**BROOKS E. AMES**  
330-703-2732  
brooks@kikocompany.com



Auctioneer/Realtor®  
**RICHARD T. KIKO JR.**



**800-533-5456 | kikoauctions.com**

