



AUCTION

LEADING THE INDUSTRY SINCE 1945

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FRIDAY - NOVEMBER 12, 2021 – 12:00 PM

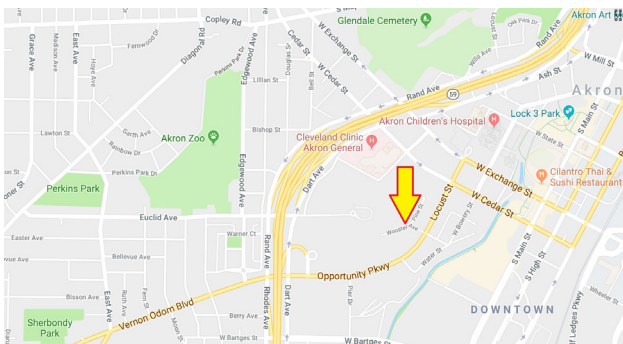
2-Story Commercial Warehouse Building ZONED UB - CONVENIENT DOWNTOWN LOCATION

Opportunity Zone "Tax Incentive Area" - Akron City - Summit County
Online Bidding Available

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

198 VERNON ODOM BLVD. (WOOSTER AVE.), AKRON, OH 44307

Directions: From I-77 take 59 east to exit 261 Opportunity Park/Wooster Ave., then go east on Locust St. then west onto Vernon Odom Blvd./Wooster Ave., property is on the left. GPS use 198 Wooster Ave., Akron, OH 44307. Watch for KIKO signs.



Great investment or owner occupant opportunity! Property includes large brick & concrete block warehouse building with 13,816 total SF. Main level features approx. 5,900 SF of divided warehouse space w/ glazed tile walls, 3 loading docks w/ 8 ft. doors, entry/reception area, 2 refrigerant rooms, restroom, and assorted storage/work rooms. Second story has offices, restroom, & break room. Lower level has approx. 5,900 SF w/ large open area, compressor room, employee locker room, restrooms, & lounge. Boiler steam heat & central heat & AC in office areas. Freight elevator & 120/208 V, 3-phase electric. Fenced-in yard for storage. Public utilities. Very spacious warehouse for a multitude of uses. Convenient location just minutes to I-77 & downtown Akron.



TERMS ON REAL ESTATE: 15% 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.

AUCTION BY ORDER OF: Gross Family, LTD



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