



AUCTION

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LEADING THE INDUSTRY SINCE 1945

FRIDAY - FEBRUARY 11, 2022 - 12:30 PM

Rare Investment Opportunity!

Commercial Building

Prime Location In Downtown Wooster

2 Storefronts - 2nd Story Apt. - Zoned C-4

CITY OF WOOSTER - WAYNE CO. - WOOSTER, OH

Live Auction With Online Bidding Available

313-315 E Liberty St., Wooster, OH 44691

Directions: .2 miles east from the square at Market St. and Liberty St. in the heart of downtown Wooster OR from US RT-30 take the Madison Ave. exit and head north for .8 miles then turn right onto Liberty to auction (building is beside Speedway). Watch for KIKO signs.



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

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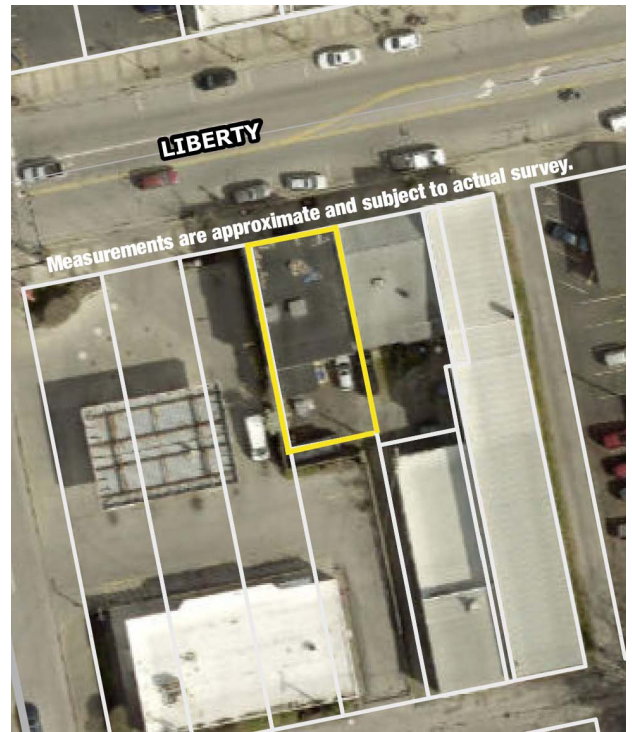


REAL ESTATE: Two story, brick commercial building in the heart of downtown Wooster. Built in 1900 with a total of 2,940 SF. The main floor features two retail storefronts or office spaces each with private bathrooms. The second story apartment has 2 bedrooms, kitchen, living room and one full bath. Gas heat, A/C only on main floor. Laundry in basement. Building is in need of major updates and repair. Bring your favorite contractor and plan to attend! Rare investment opportunity in downtown Wooster! Great income potential or owner-occupy. You decide! Wayne Co. parcel #64-02203.000. Half year taxes are \$1,319.

NOTE: Building will only be open for viewing two hours prior to bidding auction day. Live auction with off-site bidding to be held at Best Western Plus Wooster Hotel next door. Simulcast online bidding also available.

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: Wayne Co. Court of Common Pleas, case #2020 CVC-H 000202



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