



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

THURSDAY – OCTOBER 27, 2022 – 12:30 PM

Investment Opportunity

2 COMMERCIAL RENTAL BUILDINGS – BUY 1 OR BOTH

Potential Annual Gross Income \$129,600

Cadiz, OH – Rapidly Growing Area In The Heart Of Gas & Oil Country

On-Site & Online Bidding Available

Due to health reasons sellers are downsizing. Absolute auction, all sells to the highest bidders on location:

127-131 W. MARKET ST., CADIZ, OH 43907

Directions: Across the street from the Harrison Co. Courthouse in the square of Cadiz, OH. Watch for KIKO signs.

Building 1



Building 2

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

800-533-5456 | kikoauctions.com



BUILDING 1 – 127, 129, 131 W. MARKET ST.: Potential gross annual income of \$93,600. 3-story brick commercial building featuring 2 street level completely top-notch renovated professional store front/business/retail units that are rented. Second and third floors feature a total of (5) 2-bedroom, 1-bath apartments, (2) 1-bedroom, 1-bath apartments, and a storage unit. Other highlights include profitable rent history, well maintained, rubberized roof, \$40,000 invested in recent new windows, divided basement, 10 elec. meters (AEP elec.), Columbia gas, and Spectrum cable TV. This is a clean well-maintained and managed building. Harrison Co. parcel #05-0002006.000.



BUILDING 2 – 108-110 S. MAIN ST.: Potential annual gross income of \$36,000. 2-story brick commercial building featuring 2 street level top-notch renovated professional store front/business/retail units that are currently rented. Second level features (2) 1-bedroom, 1-bath updated apartments. Other highlights include 4 elec. meters, hardwood flooring, updated elec. and plumbing, divided basement, AEP elec., Columbia gas, and Spectrum cable TV. This is a clean well-maintained and managed building. Harrison Co. parcel #05-0001900.000.

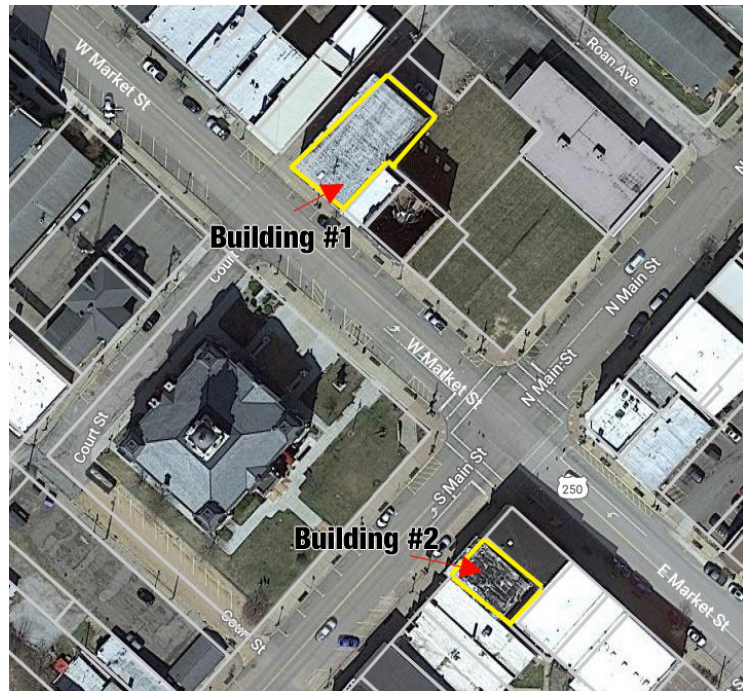


NOTE: Select units will be open for viewing 2 hours prior to bidding. Take advantage of this rare opportunity. For more details and pictures visit www.kikoauctions.com or call auctioneer at 330-705-5996.

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.



AUCTION BY ORDER OF: The Coffelts



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