



# AUCTION

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*LEADING THE INDUSTRY SINCE*

**FRIDAY - JUNE 9, 2023 - 12:30 PM**

**COMMERCIAL PROPERTY – GARAGE  
CAR LOT – OFFICE FLEX SPACE  
INCOME PRODUCING DIGITAL BILLBOARD**

Live W/ Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder on location:  
**2457 Mogadore Rd., Akron, OH 44312**

Directions: From ST RT 91 (Canton Rd.) go east on Mogadore Rd. Watch for KIKO signs.



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

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



**Real Estate & Billboard lease:** Looking for the perfect commercial property to meet your business needs? Located near Canton Road/Mogadore Road, conveniently with high traffic visibility from I-76. This property features a 2,800-square-foot garage with possible office space, complete with a 10-foot roll-up door and (2) man doors for easy access. The garage also comes with ample electricity, public utilities, and a quality, 4 post heavy-duty car lift. The lot is fenced in for security. Concrete parking around the building. Additional outdoor storage space. The property needs cosmetic upgrades.

Along with the real estate, this sale also includes an income-producing long-term lease of a digital billboard alongside I-76. This is a fantastic opportunity to purchase real estate that's already producing income from this billboard. See sale documents for a copy of the billboard lease.

**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.

**Auction By Order Of:** Executor for the Forrest Falkner Estate, Summit County Case 2022 ES 00532



**ONLINE BIDDING STARTS: FRIDAY - JUNE 2, 2023 - 3:00 PM**



Auctioneer/Realtor®

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