



AUCTION

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LEADING THE INDUSTRY SINCE 1945

Wednesday - October 11, 2023 - 12:00 PM

Attention Investors Three Commercial Properties Retail - Office - Industrial/Auto

DOVER CITY - TUSCARAWAS COUNTY

Live Auction With Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder(s) on location:
304 N. Wooster Ave., Dover, OH 44622

Directions: From I-77 south take exit 85 onto Schneiders Crossing Rd. and turn left towards Dover. In 1/2 mile turn right onto N. Wooster Ave. to auction location. Watch for KIKO signs.



Real Estate: Three prime commercial properties, all situated in Dover, offer exceptional visibility just minutes away from I-77. These properties will sell on-site with auction taking place at auction 1 location: 304 N. Wooster Ave., Dover, OH 44622. Potential buyers will have the opportunity to choose from these properties individually or acquire them all. Showings are available during regular business hours provided prior consent is obtained as all buildings are currently leased. Don't miss this chance to secure these highly desirable income-generating properties.

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

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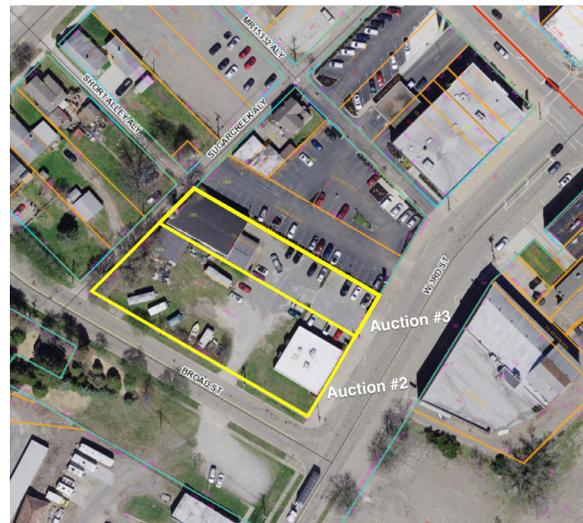
Auction 1: 304 N. Wooster Ave., Dover, OH (auction location). 9,800 SF three-unit retail building on half-acre. Very accessible with road frontage on three sides. Paved parking lot front and aggregate in back. Each unit includes warehousing/storage with 14ft ceilings and overhead doors, three separate electric meters, gas heat, central A/C, and city utilities. Unit 1 features a glass storefront area attached to a large conference room, lunchroom, 2nd floor office, and 30'x45' storage/warehouse with 9'x12' OH door. Unit 2 includes a large glass store front with warehouse/storage in back with 12'x12' & 10'x12' OH doors. Overall size is 39'x74'. Unit 3 includes large store front with warehouse/storage in back with two 10'x12' OH doors. Overall size is 24'x135'. Zoned S-1. Tuscarawas Co. parcel #15-02314-000.

Auction 2: 329 W. Third St., Dover, OH. Presenting a spacious 3,000 SF brick office building situated on a generous half-acre corner lot. This well-designed structure boasts a versatile layout, including a grand lobby/sitting area, private offices, a well-appointed conference room, public restroom, and a dining area with a fully equipped kitchen. The building offers the convenience of two front entrances and exits, offering flexibility and the potential for adaptation into two separate units. Building includes gas heat, central A/C, city utilities and features two separate electric meters. Zoned B-3. Tuscarawas Co. parcel #15-04176-000.

Auction 3: 325 W. Third St., Dover, OH. 5,000 SF service garage on a quarter-acre lot. This building comprises 20'x30' front office, large service area with 14ft ceilings, paint booth, his/her restrooms, 10'x12' OH door and attached 30'x30' two-bay garage. Building includes gas heat, city utilities and heavy 440v electric. Zoned B-3. Tuscarawas Co. parcel #15-02370-000.

Note: Bank financing available to qualified buyers. Call auctioneer today to see how to use your current property to buy this one. Short term private financing 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 Separate Parcels, Bidder's Choice, and not to be offered as an Entirety.



Realtor®
JAMES PIETRO
330-447-6497
jpietro@kikocompany.com



Auctioneer/Realtor®
PETER R. KIKO SR.
330-705-5996
peter@kikocompany.com



Auctioneer/Realtor®
JACOB WHITACRE
330-417-9123
jwhitacre@kikocompany.com

800-533-5456 | kikoauctions.com

