

ABSOLUTE AUCTION

THURSDAY, SEPTEMBER 12, 2024, 1:00 PM
LIVE AUCTION WITH ONLINE BIDDING



REAL ESTATE



5.95 Acres On SR-224 At Berlin Lake
60'x100' Free Span Steel Building
Nice Duplex Home With 4-Car Garage
12-Unit Storage Lockers, Fenced Lot
Room To Expand, Berlin Twp., Mahoning Co., OH,
Real Estate & Business Offered Separately And As A
Unit, Owners Retiring After 48 Years Of Successful
Business

Real Estate: 5.95 acres on Rt. 224 at Berlin Lake.
High exposure. Adaptable to any type of business.
60'x100' free span steel building built in 2006,
in-floor heat oil fired, 200-amp electric, (6) 15'x15'
overhead doors, kitchenette & 1/2 bath. Nice duplex
home, main floor has kitchen, dining room, living
room, 2 bedrooms, full bath, screened rear patio.
Second story has separate entrance and has large
living room, kitchen, 3 bedrooms and a full bath.
Basement w/ oil fired boiler heat, laundry with sink,
well and commercial septic system. Attached 4-car
garage. Also, 12-unit storage locker building with
most currently rented. Chain link fence w/ gate.
Home & buildings very well maintained. Western
Reserve LSD. For a private showing contact Matt
Kiko auctioneer/realtor. Property open 11:00 AM
auction day.

Business: A very busy, year-round shop. Current
owner will stay on for transition and training. 48

successful years. Some applications include but
are not limited to: custom made boat covers,
convertible & Bimini tops, custom bent frames,
enclosures and camper backs, floor replacement,
shrink wrapping, powder washing, pavilion drop
curtains and enclosures, pickup & delivery, truck
covers, camper awning replacements, winterizing,
boat seat replacement upholstery, repairs, golf
cart/jet ski recovered, outside storage, washing
& waterproofing covers, zippers replaced, etc.
Business includes name, contacts of clients,
equipment, sewing machines, tools, tractor and all
existing inventory. List available. Last 3-year P&L
available upon request.

Terms On Real Estate & Entirety: 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 offered as a Multi
Par auction and sold whichever way it brings the
most.

Terms On Business: 25% 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.

REAL ESTATE & BUSINESS OPPORTUNITY Berlin Boat Covers & Upholstery

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Information is believed to be
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KIKO Auctioneers



Scan for auction
details, including
directions.

Absolute Auction.
All sells to the
highest bidders
on location.



Measurements are approximate and subject to actual survey.