ABSOLUTE

LIVE AUCTION WITH ONLINE BIDDING

THURSDAY, SEPTEMBER 12, 2024, 1:00 PM





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

REAL ESTATE & BUSINESS OPPORTUNITY

Berlin Boat Covers & Upholstery

17700 W. AKRON-CANFIELD RD., BERLIN CENTER, OH 44401 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.

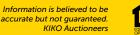
Terms On Real Estate & Entirety: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. 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

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.



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