

# ABSOLUTE AUCTION

WEDNESDAY, DECEMBER 11, 2024, 12:30 PM  
ONSITE AND ONLINE BIDDING AVAILABLE



## Investment Opportunity, Attention Business Owners 5,000+ SF OFFICE BUILDING

RITTMAN CITY, WAYNE CO., RITTMAN EVSD

223 N. MAIN ST.,  
RITTMAN, OH 44270



OPEN HOUSE: MON, DEC 9, 2:00-4:00 PM

### AUCTION HIGHLIGHTS

- Ideal For Owner/User/Investor
- Current Medical Facility
- Multitude Of Use Possibilities



Scan for auction  
details, including  
directions.

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

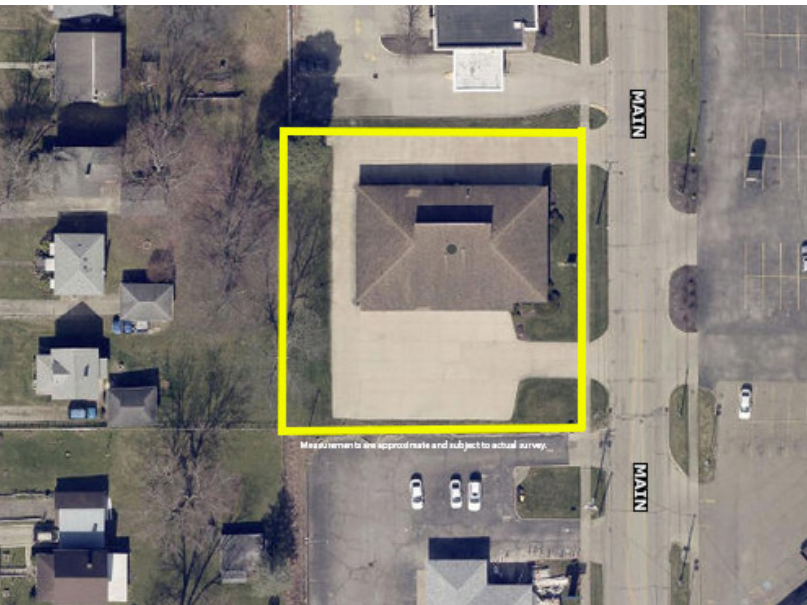
[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

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



MLS





## Real Estate.

Investment opportunity! 5,000+ SF professional building in Rittman's North End. Currently being utilized by Summa Health, this property features waiting and reception areas with a solarium, multiple plumbed exam rooms, ADA restrooms, and a lab area. Well maintained interior/exterior. Could be ideal turnkey option for medical, dental, and other professional uses. You decide. Zoning provides for a multitude of additional uses including retail stores, personal services, auto dealers, and more. Call zoning to confirm your business use. Purchase for your business or as income producer. Property is currently under lease until 12/31/2024.

## Note.

Call Auctioneer to see how to use your current property to purchase this.

## 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:

Rittman Properties, LLC.



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**REALTORS  
 AUCTIONEERS  
 ADVISORS**

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