

ABSOLUTE AUCTION

WEDNESDAY, AUGUST 6, 2025, 12:30 PM



COMMERCIAL
REAL ESTATE



COMMERCIAL INCOME PRODUCING PROPERTY

31 & 41 WATERLOO RD.,
MOGADORE, OH 44260

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- Brick & Block Construction With 5 Rental Units
- 3 Phase Electric
- Offices
- Shop Area
- Storefronts
- Suffield Twp.
- Portage Co.
- Good Road Exposure



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details, including
directions.

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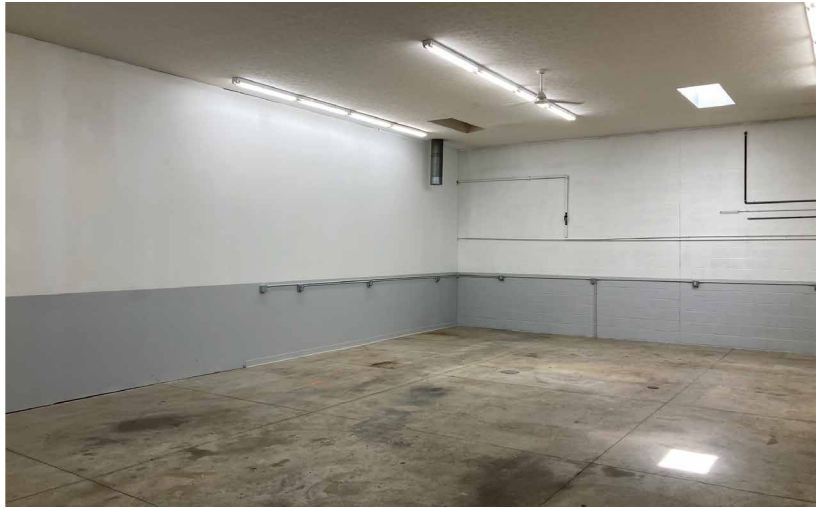


REAL ESTATE

Quality building with rental income. Built in 1989 & 1992. 8,800+ sq. ft. Commercial building, 4 units currently rented at \$4,250 month plus gas and electric. Fifth unit is owner occupied. Five front offices/storefronts all with restrooms plus (4) shop areas with 10' X 12' overhead doors, all with water, heat and restrooms but one unit. Blacktop parking. Private septic and well. (2) 200-amp. services plus 3 phase electric. New shingles approx. 5 years ago. Good building with loads of potential. .8-acre lot. Building open sale day at 10:30 AM.

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.



RANDALL L. KIKO
AUCTIONEER/REALTOR
330.831.0174
randallkiko@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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