



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Wednesday - June 14, 2023 - 12:30 PM

**Attention Investors and Entrepreneurs
Successful 32-Unit Storage Facility
Well Maintained - Convenient Location
LOUISVILLE, OH - STARK COUNTY**

Absolute auction, all sells to the highest bidders on location:

210 Frana Clara St. E, Louisville, OH 44641

Directions: From SR 62 and SR 44 take SR 44 south to Frana Clara St. then go left to auction.



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

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Real Estate offers a well-maintained 32-unit storage facility in a convenient location. There are (4) 10x10 units, \$75 per month; (2) 20x30, \$130 per month; (26) 10x20, \$105-\$115 per month. As of May 20, 5 units are vacant. Income projections for 2023 is \$32,094. Taxes per half year are \$1,395. The units were built in 1995 and offer 6,800 square feet of space. Doors on all units are 7' tall and 9' wide. Recent updates include siding in 2016, roof in 2017 and bollards in 2018. Plan to attend this auction or bid online.

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: Frana Clara Self Storage, LLC



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