



AUCTION

LEADING THE INDUSTRY SINCE 1945

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WEDNESDAY – JUNE 28, 2023 – 1:00 PM

Hardy Guardianship Auction

AUCTION #1: 20,000+ SF LIGHT INDUSTRIAL BUILDING - ZONED U4
CONCRETE BLOCK & BRICK CONSTRUCTION
SEVERAL OVERHEAD DOORS - OFFICE AREA - INDOOR LOADING DOCK
ON APPROX. 4.10 ACRES - WITH GAS & OIL LEASE & ROYALTY
CONVENIENT LOCATION NEAR RT. 8 & TALLMADGE, OH

AUCTION #2: ADJOINING SINGLE FAMILY HOME - 4 BEDROOM - 2 BATH
(2) 2-CAR GARAGES - NEEDS FINISH WORK
LIVE AUCTION WITH ONLINE BIDDING AVAILABLE

ALL SELLS ON LOCATION:

1416 Piedmont Ave., Akron, OH 44310

Directions: Take Rt. 8 north of I-76 to the Tallmadge Rd. exit, go east on Tallmadge Rd. to Piedmont Ave. and left to auction.

Watch for KIKO signs.



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

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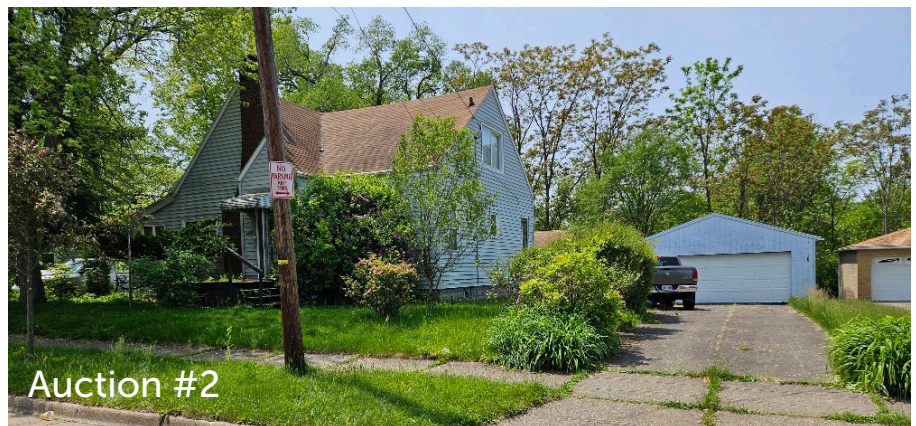
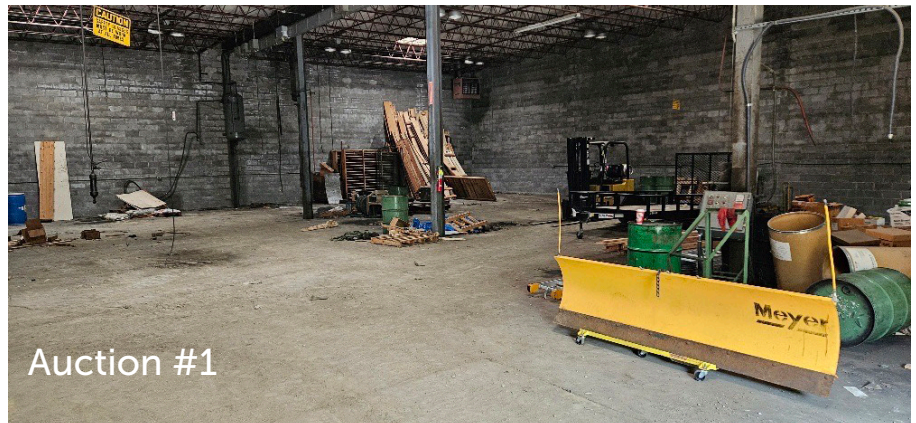
AUCTION #1: Features a block & brick industrial building on approx. 4.10 acres. Adaptable to any type of business. Large shop bay has indoor loading dock & (2) overhead doors, center bay has shop and restrooms plus 2 smaller shop bays. Offices, gas heat, public water & sewer, and gravel lot with room to expand. Producing gas & oil well w/ royalties to new buyer (last year's income was approx. \$4,500). Also included is a dilapidated bungalow home with (2) decent garages. Parcels #6720633, #6720638, #6720632, #6710785, #6757724, and #6757502.

AUCTION #2: Adjoins auction #1 and is located at 1448 Creighton Ave., Akron, OH 44310. Real estate features a cape cod home on a .37-acre lot. Main floor has 2 bedrooms and a full bath. Second floor has 2 bedrooms and a full bath. Basement w/ gas furnace, breaker electric, and city utilities. Needs finish work. (2) detached 2-car garages in good condition. Parcel #6847505.

NOTE: Properties open for viewing auction day beginning at 11:30 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.

AUCTION BY ORDER OF: Keith R. Hofer, Guardian for B. Marvin Hardy, Summit Co. Probate case #2023 CV 00033



Auctioneer/Realtor®
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