



AUCTION

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LEADING THE INDUSTRY SINCE 1945

THURSDAY - AUGUST 17, 2023 - 12:30 PM

Opportunity

Location – Location – Location

Home – Office

Multiple Use Property – High Traffic Count – Corner Lot

CUYAHOGA CO. – WESTLAKE

Live Auction W/ Online Bidding Available

Absolute auction, sells to the highest bidder on location:

31314 Center Ridge Rd., Westlake, OH 44145

**OPEN HOUSE: MONDAY - AUGUST 14, 2023 - 11:30 AM-12:30 PM
And 1.5 Hours Prior To Auction**



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

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Property Features: LOCATION – LOCATION – LOCATION - Well Maintained Property – Former Doctors Office (Over 40 Years) - Situated On Corner Lot 190'x200' (.81-Acre) Of Center Ridge And Prestwick Crossings – Two Separate Entrances Inc. – Convenient Location With Access To I-90 And I-480 And About 3 Miles To Crocker Park – Ample Parking For Commercial Use - Cuyahoga Parcel #217-14-027 – Property Is Currently Zoned In A Single/Multifamily (R-3) Area Used And Being Used As Legal Non-Conforming – Numerous Opportunities And Potential – Home Or Office, Call With Questions To See How To Buy This Good Property – Property Ready For Updates And Sprucing

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.



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