

# ABSOLUTE AUCTION

WEDNESDAY, APRIL 30, 2025, 12:30 PM  
LIVE AUCTION WITH ONLINE BIDDING AVAILABLE



## 50 SELF-STORAGE UNITS

100% Occupancy  
.69 Acres, 2 Buildings  
Vacant Lot, Room To Expand  
No Zoning

Brown Twp., Carroll Co. OH

1245 KENNEL RD. NW,  
MINERVA, OH 44657

**Real Estate.** Income producing opportunity! 50 self-storage units on .69 acres. Good exposure with frontage on State Rt. 183 and Kennel Rd. Two buildings built in 1979. Additional vacant parcel allows for expansion. Masonry block construction. New shingled roof in 2012. Current yearly income, \$41,820. All units are month-to-month. Current taxes are \$990 per half year. Carroll County parcels: 04-0000114.000, 04-0000115.000 & 04.0000378.000.

**Note:** One-owner units that have been well maintained. Great investment opportunity. Mineral rights transfer to the buyer. Plan to attend!

**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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accurate but not guaranteed.  
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*Absolute Auction.  
All sells to the  
highest bidders  
on location.*