

# ABSOLUTE AUCTION

THURSDAY, JUNE 12, 2025, 12:00 PM



COMMERCIAL  
REAL ESTATE



## MOSQUITO LAKE AREA TURNKEY OPPORTUNITY

2242 GREENVILLE RD.,  
CORTLAND, OH 44410

### AUCTION HIGHLIGHTS

- Yellow Dog Saloon & Grill
- D6 7-Day Liquor License
- Outdoor Patio/Bar
- Full Kitchen With Bar & Dining Room
- Located Near Boat Ramp & Causeway

**LIVE ONSITE WITH ONLINE BIDDING AVAILABLE**

[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

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



Scan for auction  
details, including  
directions.

Absolute Auction.  
All sells to the  
highest bidders  
on location.





**REAL ESTATE**

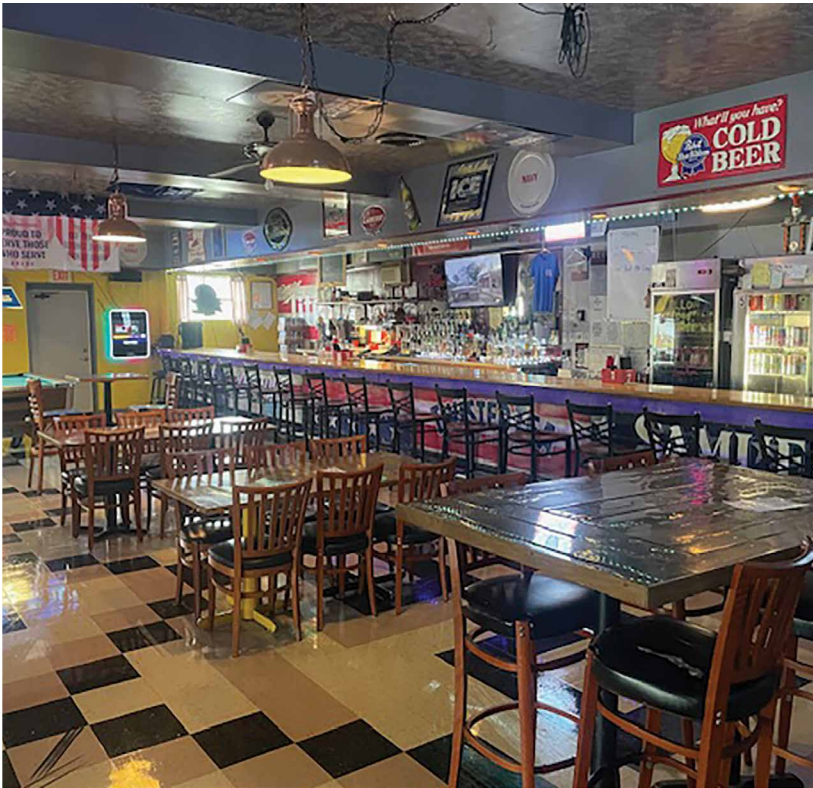
2900+ sq. ft. building. Large bar area with dining room and billiard area. Seating for approx. 40, bar equipped with 6 keg tap system, several coolers, triple bay bar sink, TVs, multi flow soft drink system. Full kitchen with griddle, flattop, fryer, hood and Ansil system, several commercial coolers and freezers. Two restrooms. Partial basement with storage and utility area. Bar was added on to in 2000 with block foundation and basement. Replacement windows 5 years ago, new roof and doors last year. FA gas heat and central air. Commercial licensed septic system, private well. Outdoor bar/patio has full bar and seating area under roof, 14 stools, several coolers, covered area for cooking with grills and smokers. Large open patio and yard. All designated area. Electric and water hookups for food trucks. Patio is ideal for bands, bike night, etc.

**NOTE**

All kitchen and bar equipment transfer. Inventory will transfer at cost. This establishment is open 7 days a week and can transfer turnkey. Nice location. Open at 10 AM auction day to register. Call for details.

**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.



**RUDY W. KIKO**  
**AUCTIONEER/REALTOR**  
330.540.2416  
rudykiko@kikocompany.com



**REALTORS  
AUCTIONEERS  
ADVISORS**

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

