

ABSOLUTE AUCTION

TUESDAY, SEPTEMBER 30, 2025, 1:00 PM
TUESDAY, SEPTEMBER 30, 2025, 5:00 PM



REAL ESTATE

AUCTION #1



AUCTION #1



AUCTION #2



TWO REAL ESTATE AUCTIONS

AUCTION #1 - 3207 4TH AVE.,
BEAVER FALLS, PA, 15010

AUCTION HIGHLIGHTS

- Auction #1 – Former Restaurant, Commercial Building With Two Storefronts
- Rental Home Off The Back Alley
- Also Selling: Misc. Kitchen Equipment

Also Selling

- Auction #2 – Two-Story Investment Home
- Currently Set-Up For Two Up/Down Units, Large Building/Warehouse In Back

BOTH PROPERTIES SELL ONSITE/LIVE WITH
ONLINE BIDDING AVAILABLE FOR REAL ESTATE

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



Scan for auction details, including directions.

Absolute auction, all sells to the highest bidder on locations.



AUCTION #1 – FORMER RESTAURANT, COMMERCIAL BUILDING WITH TWO STOREFRONTS, RENTAL HOME OFF THE BACK ALLEY, SEPARATE UTILITIES, COLLEGE HILL AREA

**ALSO SELLING: MISC. KITCHEN EQUIPMENT
TUESDAY, SEPTEMBER 30, 2025, 1:00 PM
DOORS OPEN AT 10:00 AM**

AUCTION #1 – 3207 4TH AVE., BEAVER FALLS, PA, 15010
Former restaurant with sales counter, booth tables, bar area, kitchen area with exhaust hood, SS sink, restroom, gas heat, wall unit AC, adjacent side with storefront, currently unfinished, gas heat, restroom, separate gas and electric meters. This unit needs finished to your liking/needs. One-story, two-bedroom home behind the building with access off the alley with kitchen, living room, one bathroom, two bedrooms, unfinished basement, FA gas heat.

CONTENTS

Late-model SS warming table with inserts 120-volt Ser #D20600615378001; two SS steamers; stearmax gas griddle; Toledo meat slicer mod 5406; upright self-contained Bev Air refrigerator; other misc. kitchen items.

TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

**AUCTION #2 – TWO-STORY INVESTMENT HOME, CURRENTLY SET-UP FOR TWO UP/DOWN UNITS, LARGE BUILDING/WAREHOUSE IN BACK WITH SEPARATE UTILITIES,
TUESDAY, SEPTEMBER 30, 2025, 5:00 PM
OPEN 3:30 PM AUCTION DAY**

AUCTION #2 - 818 2ND AVE., BEAVER FALLS, PA, 15010
Two-story home with vinyl siding, shingle roof, main level with kitchen area, living room, bonus room, bedroom, basement with bathroom, gas boiler heat, walkout. Second level with separate outside entrance, kitchen, living room, one bath, one bedroom. NOTE: Shared utilities, home interior partly gutted and ready to refinish and could easily be converted back to single family. 40 X 60 3-bay block building, concrete floor, breaker electric, restroom, overhead doors, separate utilities, access off the alley.

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
Chong Family**



AUCTION #1



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**REALTORS
AUCTIONEERS
ADVISORS**

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