

ABSOLUTE AUCTION

TUESDAY, OCTOBER 28, 2025, 12:00 PM
Onsite Auction With Online Bidding Available



LAND



10+/- ACRES OF
COMMERCIAL LAND

Corner Lot Zoned C-6

Prime Location

OH-82 Frontage

Less Than 2 Miles To I-77 Access

Broadview Heights, Cuyahoga County

1345 ROYALTON RD.,
BROADVIEW HEIGHTS, OH



www.kikoauctions.com | 800.533.5456

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



MLS



Scan for auction
details, including
directions.

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



Real Estate Opportunity. Attention developers, investors, and business owners. 10+/- acres of raw land in prime central location surrounded by new development. Broadview Hts. approx. 1.5 miles from I-77 access, 20 minutes to Cleveland, 30 minutes to Akron. Zoned C-6 for commercial use with a wide variety of opportunities for development. High traffic count corner lot offering approx. 715' frontage on OH-82 (Royalton Rd.) and 555' frontage on Avery Rd. Owner is retiring, the opportunity is yours. Don't miss out on a chance to get into this high demand commercial sector where land is scarce. All public utilities available. Shovel ready for development of single site use or subdivision. Property has gone through engineering for both uses. See proposed development plan attachment. City is motivated to work with new owner to develop. Property consists of Cuyahoga County parcel numbers 583-13-011, 583-13-016, and 583-13-017, to be sold together and not offered separately. Current half year taxes are approx. \$4,020. Walk land at your convenience and call auctioneer with any questions.

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.



GABE COZY
AUCTIONEER/REALTOR®
 330.316.8229
gcozy@kikocompany.com



**REALTORS
 AUCTIONEERS
 ADVISORS**

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