

ABSOLUTE AUCTION

THURSDAY, NOVEMBER 20, 2025, 12:15 PM



COMMERCIAL
REAL ESTATE



INVESTMENT OPPORTUNITY!

Commercial Real
Estate

1238 LOST NATION RD.,
WILLOUGHBY, OH 44094

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AUCTION HIGHLIGHTS

- Former Brandt's Pure Hand-Dipped Chocolates
- Commercial Real Estate
- .97-Acre Lot
- Lake County
- Willoughby, OH
- City Utilities
- Sells With Equipment



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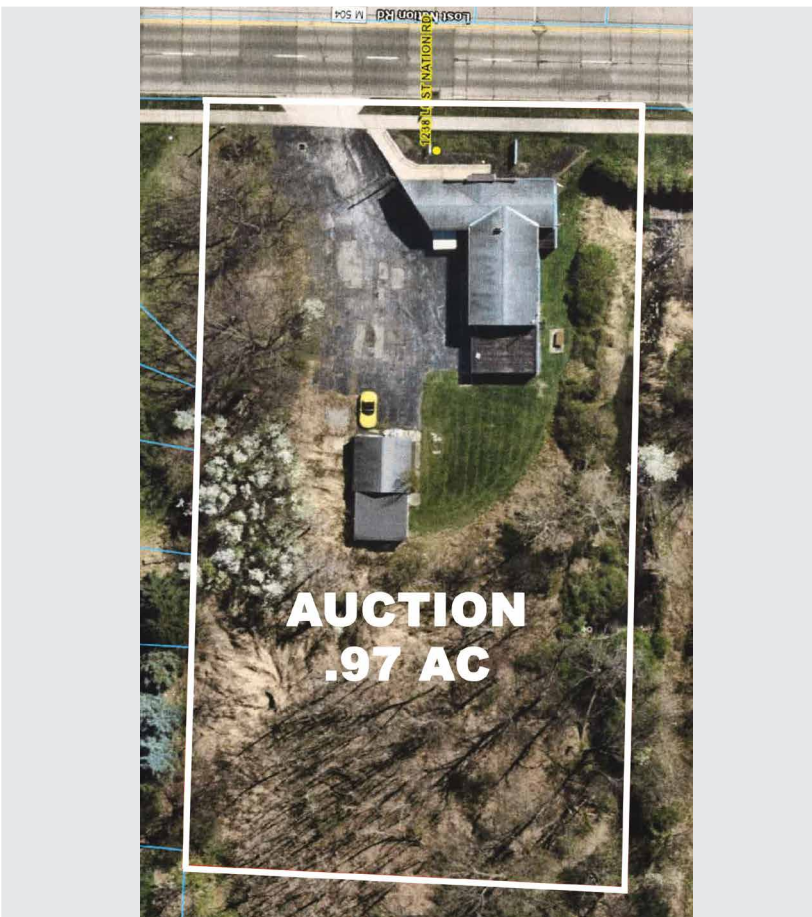
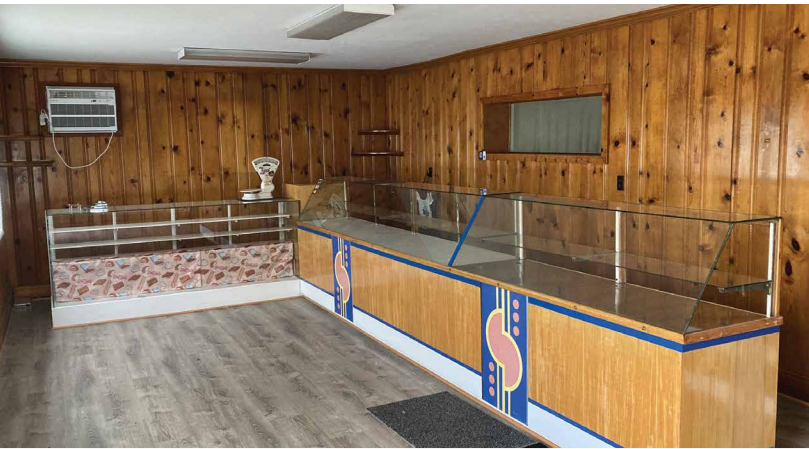


REAL ESTATE

Former Brandt's candy store, .9785-acre lot with water and sewer. Two-story retail building with approx. 3,250+ sq. ft. Main level features retail store front with candy counter, cooling room with dumb waiter, candy kitchen/work area with equipment, commercial Hobart mixer, large marble slab, commercial gas burners, copper candy bowls, layout table, chocolate melters, boilers and mixer. Countertop scales, triple SS sink, candy molds. Full finished walkout basement with apartment, offices, utility room, breaker electric, FA heat, central air, two restrooms, blacktop parking lot, detached older garage. Business has been closed since December of 2023. Buy for the real estate or run your business or lease it out. Loads of possibilities.

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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