

ABSOLUTE AUCTION

SATURDAY, OCTOBER 24, 2026, 10:00 AM



INVESTMENT
OPPORTUNITY



202 SELF-STORAGE
UNITS ON 2.7
ACRES

"Wooster Store
& Lock-It"

96 N. GEYERS CHAPEL RD.,
WOOSTER, OH 44691

Preview Day:
Tuesday, October 20, 2026
4:00-6:00 PM

AUCTION HIGHLIGHTS

- 7 Buildings
- \$120k Gross Potential Income
- Frontage On US Rt. 30
- Wayne Co., Wooster Twp.



Scan for auction
details, including
directions.

*Absolute Auction.
All sells to the
highest bidder.*

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MLS



Real Estate: Exciting opportunity! 202-unit self-storage complex on 2.694 acres. Seven masonry block buildings with metal roofs and gated entry for controlled access. Unit mix ranges from 5x5 through 10x30ft. units, all rented month to month. Currently 60% occupied with rents that have not been raised in years — a rare chance to buy income in place with real room to grow on both occupancy and rate. Average net income past 3 years, \$49,478. First time offered. Wayne Co. parcel #56-02090.003. Annual taxes are \$8,723.08.

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. Property to be sold as an Entirety and not to be offered in separate parcels.

Auction By Order Of: Pinot LLC



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