

ABSOLUTE AUCTION

WEDNESDAY, SEPTEMBER 23, 2026, 12:30 PM



REAL ESTATE



35-UNIT APARTMENT COMPLEX, THREE BRICK BUILDINGS

1860 MAHONING AVE. (RT. 45),
WARREN, OH 44483

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE

AUCTION HIGHLIGHTS

- Garages, Off Street Parking
- Public Utilities
- Sells As Unit
- Trumbull Co.
- Currently Under Professional Management

Also Selling

- Truck With Snowplow
- Trailer
- Misc.



Scan for auction
details, including
directions.

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on location.*

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Information is believed to be
accurate but not guaranteed.
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REAL ESTATE

Main building 1860 Mahoning Ave. – 23 units total, all with FA gas heat and CA, all separate electric meters, security system, coin laundry includes 3 washers and 4 dryers. Seven units on lower level with office/maintenance room, mid-level and top level have 8 units each. All rented except one. One bedroom and two-bedroom units, brick exterior and shingle roof. Heat/AC units have all been replaced in the last four years. Over \$200K spent.

1810 & 1834 Mahoning are both identical 6-unit buildings each having two units on each level with center stairwell, lower two units are one bedroom efficiency, the rest are two bedrooms. All separate gas meters, each unit has FA gas heat, furnaces are 3 years old. Both buildings are fully occupied and have coin laundry. Brick exterior and shingle roof. Rents range from \$700-\$825. Open for viewing auction day at 10:30 AM. Current rent roll \$25,937, management can transfer. Call for financials and rents.

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.

SELLING RIGHT AFTER THE REAL ESTATE: MOWER, TRUCK, TRAILER, ETC.

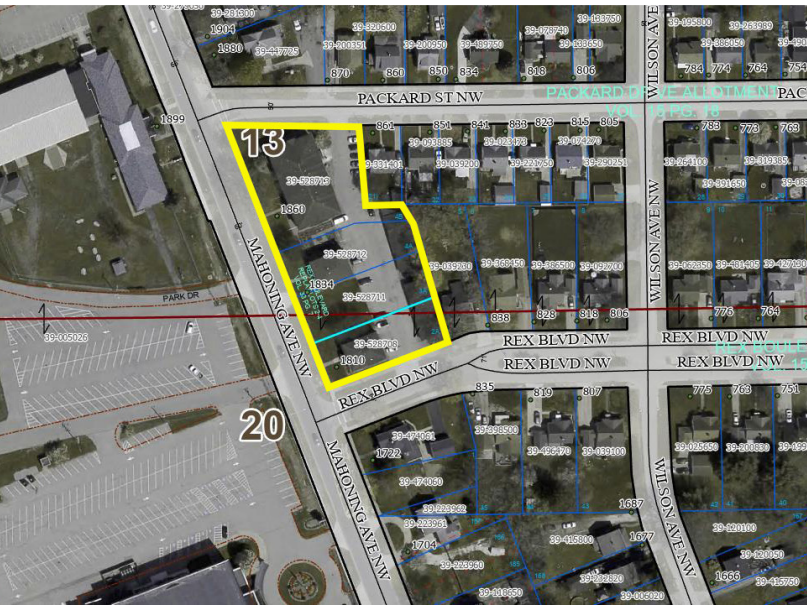
2011 Dodge Ram 2500 HD, 178,082 miles, sells with snowplow; Appalachian single-axle box trailer with drop gate; Cub Cadet Ultima ZT1 zero-turn mower, 54-inch deck; misc. tools maintenance equipment

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 BY ORDER OF

Geisler Holdings LLC



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REALTORS
AUCTIONEERS
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