



AUCTION

LEADING THE INDUSTRY SINCE 1945

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WEDNESDAY – OCTOBER 27, 2021 – 12:00 PM

ATTENTION INVESTORS – OPPORTUNITY KNOCKING – IN-COME-PRODUCING PROPERTY – 11.14 ACRES WITH 10-PAD MOBILE HOME PARK – 4,000-SQ.-FT. BUILDING – HIGH TRAFFIC COUNT – STARK CO – CANTON TWP. – CANTON LSD

Absolute auction, all sells to the highest bidders on location:

4516 LINCOLN ST., EAST CANTON, OH 44730

Directions: From Canton take US Rt 30 east of Trump Ave 1/2 mile or west of East Canton to property. Watch for KIKO signs.



Real Estate: 11 acres of land offering approx. 4000-sq-ft block building. Approx. 32 X 60 building w/ block foundation. Three-bedroom home having kitchen, dining room, living room. Full divided walkout basement w/ gas furnace and breaker elec. with limited free gas to home and maintenance building - three efficiency cabins. 10-pad mobile home permit. 2 drilled water wells. On public sewer. Public water at street. Convenient location w/ loads of potential. Currently bringing in \$4,000+ per month. Park-like setting at the rear of property. Stark County, Canton Twp., parcel #1301418.

TERMS ON REAL ESTATE: 15% 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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