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AUCTION

LEADING THE INDUSTRY SINCE 1945

FRIDAY - MAY 20, 2022 - 12:00 PM
CHATELS SELL ON-SITE AFTER REAL ESTATE

2 Acres Zoned Industrial

2 Handyman Special Flex Space Buildings Totaling 21,000 SF
Offered In Two Parcels - Perry Township - Stark County
Also Selling Chattels On-Site Only

ONLINE BIDDING AVAILABLE ON REAL ESTATE

Absolute auction, all sells to the highest bidder(s). LOCATION:

5210 18th St. SW, Canton, OH 44706

Directions: From I-77 S take US-RT 30 west for 1.6 miles to Raff Rd. exit. Turn right onto Raff Rd., at the first light turn left onto Southway St. SW. In 1.4 miles turn left onto Perry Dr. SW then a quick right onto 18th St. SW to auction location. Watch for KIKO signs.



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

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REAL ESTATE: Exciting investment opportunity! Two acres located in Perry Township zoned industrial offered in two parcels. Just 5 minutes from I-77 & US RT-30. Combined 21,000 SF of commercial buildings with large aggregate parking lots. City water/sewer, heavy electric at the road & natural gas available. Though buildings are in need of repairs, this property poses a lot of potential to the right person or company. Stark Co. parcel #4306763, 4306762, 4300317, 4303381, 4303380 & 4300318.

PARCEL 1: 1 acre with 70'x176' flex space commercial building. Block construction with steel truss roof, 14' ceilings & concrete floors throughout. Parcel #4306763, 4306762 & 4300317. Half year taxes are \$2,795.

Bay 1: 50'x70' includes office space with restroom, 14'x14' overhead door and loading dock with 8'x8' door.

Bay 2: 26'x70' includes small office with restroom, paint booth and 10'x14' overhead door.

Bay 3: 50'x70' w/ 14'x14' overhead door.

Bay 4: 50'x70' includes small office with restroom and 14'x14' overhead door.

PARCEL 2: 1 acre with 52'x170' commercial building. Block construction with steel truss roof 14' ceilings, concrete floors. Inside consists of a 52'x100' room with 14'x14' overhead door and a 52'x70' space with loading dock and 13'x14' overhead door. Separating the two is a block firewall with two 14'x14' overhead doors. Stark Co. parcel #4303381, 4303380 & 4300318. Half year taxes are \$1,810.

TERMS ON REAL ESTATE: 20% 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 offered as a Multi Par auction and sold whichever way it brings the most.

ALSO SELLING: Large Steel Fuel Tanks - Flatbed Trailer, No Title - 12ft Tandem Axle Equipment Trailer, No Title - East Flatbed Trailer, No Title - Ravens Flatbed Trailer, No Title - (2) Lots Of Scaffolding - 24ft Wood Hull Cabin Cruiser Boat, Inboard Mercruiser, W/ Trailer, No title - Triumph TR-3 & TR-4, For Parts, No Title - (2) Tow Motors, For Parts - (2) Chrysler Daytona, For Parts, No Title - 87 F-250 Parts Truck, No Title - 72 Jeep F-400, Has Title, For Parts Or Repair - Old Cat Dozer, Not Running - Loads Of Scrap!

TERMS ON CHATELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard 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.



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