



AUCTION

LEADING THE INDUSTRY SINCE 1945

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FRIDAY – SEPTEMBER 2, 2022 – 12:00 PM

Industrial Business Complex On 7.89 Acres **STARK COUNTY – PLAIN TOWNSHIP**

Three Buildings, 16,000+ SF Total – Shop Areas – Service Bays – Offices
Loads Of Parking And Asphalt Yard Storage
Zoned General Industrial - 925' Of Railroad Frontage

On-Site And Online Bidding Available. Absolute auction, all sells to the highest bidder. Location:

8045 Dawnwood Ave. NE, Canton, OH 44721 (Middlebranch, OH)

Directions: Take Middlebranch Ave. south of State St. (Rt. 173) to Diamond St. then left to Railway Ave. and north to auction. Watch for KIKO signs.



OPEN HOUSE: FRIDAY
AUGUST 26, 2022
11:00 AM-12:00 PM

What an opportunity to purchase a “turnkey” industrial complex. This property is ready for a new owner to move in and start using. Everything has been well maintained by the seller in which he ran a successful business for many years. With 7.89 acres total there is plenty of parking or on-site business storage with room to expand. Total real estate taxes are approx. \$5,031 per half. Take advantage of this opportunity. Call Jeff Kiko with any questions on how to buy. Sold as an entirety.

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

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BUILDING #1



BUILDING #2

BUILDING #1: 80'x100' building. Beautifully landscaped stamped concrete entrance leading into a nice reception area with custom concrete counters and waiting area. Turn down the hall and you will find a 13'x20' conference room with breakfast bar, LVT flooring, 13'x17' executive office with wet bar, and half bath. Past the reception area lies the 12'x25' lunchroom with kitchen having concrete counters, half bath, and (4) offices with an additional (5) offices on the second level. Offices have separate gas FA furnace w/ central air. East side of the building is two separate 21'x80' service or shop bays, both with gas tube overhead heat, 14' overhead doors, loft storage, lunchroom, and shop restrooms. Northwest corner of the building is a 33'x60' shop area with small office and half bath (currently rented for \$1,000 per month, 6-month lease). 3-phase electric.

OFFICE BUILDING #2: 36'x50' office building. Features (8) offices, (2) half baths, small conference room, and kitchen area.

BUILDING #3: Main building is 65'x65' with (7) overhead doors (14' & 12'), gas overhead tube heat, wood burner back up, and 3-phase electric. Second level offices, tool room, half bath, shop restrooms, and 3-year-old steel roof. Plus, an additional 12'x33' enclosed lean-to storage and 32'x33' rear enclosed storage room.

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.



BUILDING #3



Auctioneer/Realtor®
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