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AUCTION

LEADING THE INDUSTRY SINCE 1945

THURSDAY - DECEMBER 15, 2022 - 12:00 PM

**Commercial Investment Opportunity Property
Walking Distance From The New Pro Football
Hall Of Fame Village**

**Adjacent To Canton's Opportunity Zones – Just Off I-77
1.33 Acres - 20,816+/- SF Of Retail And Office Space
CANTON, OH - PLAIN TOWNSHIP - STARK COUNTY**

On-Site And Online Bidding Available

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

2707 Fulton Dr. NW, Canton, OH 44718

Directions: From SR 62 and Fulton Rd. go west on Fulton to address. Located on the corner of Fulton and Clearview just off I-77 and Fulton Rd. exit.

REAL ESTATE offers a 2-story commercial/retail center with approximately 20,816 SF. This property is in need of updates and repairs. Lot size is 1.33 acres and is situated on a corner lot. Taxes per half year are \$4,166. Property is just minutes to the Akron/Canton Airport, downtown Canton, and major expressways. Daily traffic count is over 24,000 cars.

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: Fulton Investments



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

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