

# ABSOLUTE AUCTION

FRIDAY, APRIL 10, 2026, 12:00 PM  
LIVE ONSITE WITH ONLINE BIDDING



COMMERCIAL  
REAL ESTATE



**Real Estate Features.** 3 parcels 6814812, 6814811, 6837674. Investment or owner-occupied opportunity situated right on busy Triplett Blvd. After 31 successful years, current owner is relocating. This property is adaptable to many different uses, ideal owner occupied, storage, industrial use or multi-tenant possibilities. The entire property is fenced with key fob access gate and doors available through ProTech Security, paid monthly. Real estate half year taxes are \$6,481. 4 electric meters and 2 gas meters. Great property with loads of possibilities and lots of outdoor laydown space. Call for your private showing or open auction day starting at 10:00 AM.

**Building #1.** Main office entrance has a nice reception area with secretary's counter, two executive offices, his and hers bathrooms, lunchroom, server room, boiler room, eight offices and a conference room. All this leads to the shipping/assembly/receiving room that is 63' x 38' and is forklift accessible with additional office, his and her bathrooms and overhead 8' x 10' door. Next, step down into the main shop area, 38' x 63', complete with (2) overhead 8' x 10' doors, compressor room build out with 8' ceilings to bottom of the steel beams. Second level above the shop area has three offices, bathroom, and a large storage room with second level overhead door access. The office area is heated by a gas hot water boiler (Central Air) and the shop area is heated with a gas forced air furnace. Building #1 is 9,852 sq. ft. New rolled rubber roof over the office portion in 2016.

**COMMERCIAL BUSINESS  
COMPLEX ON .75 ACRES**  
12,540 Sq. Ft. Of Buildings  
Adaptable To Many Uses, Zoned  
U4 Commercial Business, 3  
Phase Electric, Warehouse,  
Storage, Offices, Fenced Lot  
Summit County

1050 & 1062 TRIPLETT BLVD.,  
AKRON, OH 44306

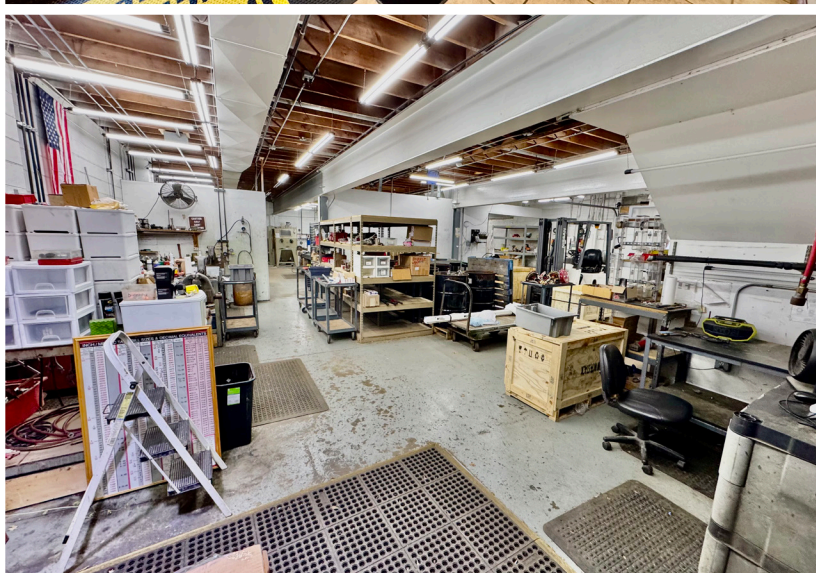
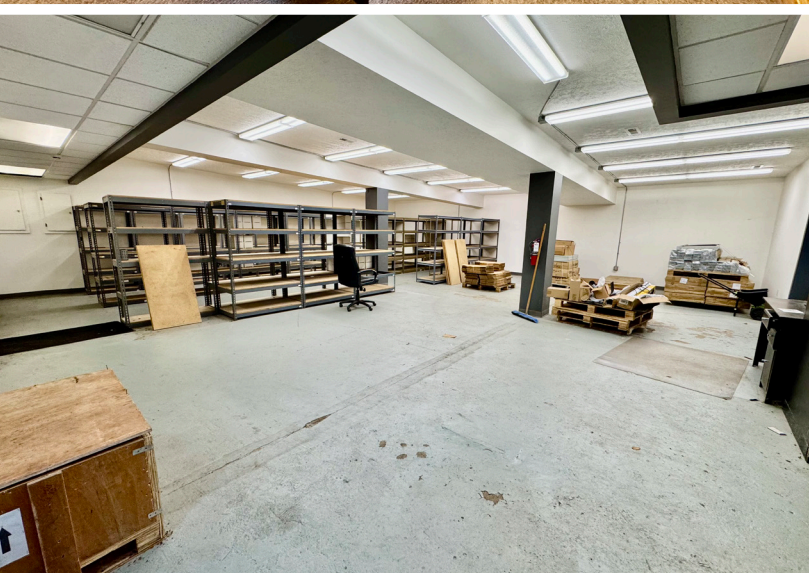
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Absolute Auction.  
All sells to the  
highest bidders.



**Building #2.** Main level has 36' x 40' shop area with overhead door and restroom, second level with loads of additional storage, gas furnace and second level overhead door. This stand-alone building has separate electric and gas meters. Building #2 is 2,688 sq. ft. New rolled rubber roof approx. 3-4 years ago.

**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:** NXT Property, LLC



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