

ABSOLUTE AUCTION

TUESDAY, AUGUST 18, 2026, 12:30 PM
Live Auction with Online Bidding Available



COMMERCIAL
REAL ESTATE



COMMERCIAL INCOME PRODUCING BUILDING CONTRACTOR, STORAGE, & INVESTMENT USE

\$19,200 Gross Yearly Rent
3,200 Sq. Ft. Brick Shop
Fenced Lot
High-Traffic Location
Stark County, Canton City

1306 HARRISBURG RD. NE,
CANTON, OH 44705

Opportunity to purchase a solid commercial building ideal for an auto repair shop, contractor, storage, or investment. Currently leased at \$1,600/month, tenant pays electric and water, owner pays gas. Leased through August 2028. Convenient Stark County location with excellent accessibility. Formerly used as an auto repair shop, this 3,200 square foot, one-story brick building, built in 1922, offers a functional layout with two overhead garage doors, overhead gas Reznor heat, durable concrete floors, and ample workspace for automotive, contractor, warehouse, or light industrial use. The property sits on 0.261 acres and includes a fenced lot, providing secure outdoor storage and parking. Canton City School District, Stark County parcels 219247, 219250, and 219251. 2025 total taxes were \$1,770.40.

Whether you're expanding your business, adding to your investment portfolio, or looking for a versatile commercial property, this building offers plenty of potential.



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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.

Auction By Order Of: Nicholas Ray Enterprises, LLC.



**REALTORS
AUCTIONEERS
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