



AUCTION

Russ Kiko Associates Inc. Auctioneers • Richard T. Kiko Agency, Inc. Realtor
Canton (330) 455-9357 - Dover (330) 343-7355



www.kikoauctions.com



THURSDAY - DECEMBER 17, 2015 - 12:30PM

**23,748 SQ. FT. BRICK AND CONCRETE BLOCK
ONE STORY INDUSTRIAL BUILDING
ON 1.39 ACRES OF LAND
WITH 65 CAR BLACKTOP - GATED AND FENCED PARKING LOT
FORMALLY A FULL SERVICE MACHINE SHOP
I-2 HEAVY INDUSTRIAL ZONED
EASY ACCESS TO RT. 30 & I-77 - SELLER FINANCING AVAILABLE**

**ABSOLUTE AUCTION, SELLS TO THE HIGHEST BIDDER ON LOCATION:
1007 HIGH AVE SW, CANTON, OHIO 44707**

Directions: Take I-77 South to SR 30 and go west on SR 30 to first exit (Harrison Ave. SW). Turn right and go to the traffic light. Turn right on Navarre Rd. Go 8/10's mile to High Ave. SW. and turn left. Property is on the left. Watch for Kiko signs.



LEADING THE AUCTION INDUSTRY SINCE 1945



KIKO Auctioneers



www.kikoauctions.com

2722 Fulton Dr. NW Canton, Ohio 44718

THURS - DEC 17 - 12:30PM

23,748 SQ. FT. BRICK AND CONCRETE BLOCK
ONE STORY INDUSTRIAL BUILDING
ON 1.39 ACRES OF LAND

WITH 65 CAR BLACKTOP - GATED AND FENCED PARKING LOT
FORMALLY A FULL SERVICE MACHINE SHOP
I-2 HEAVY INDUSTRIAL ZONED

EASY ACCESS TO RT. 30 & I-77 - SELLER FINANCING AVAILABLE

ABSOLUTE AUCTION, SELLS TO THE HIGHEST BIDDER ON LOCATION:

1007 HIGH AVE SW, CANTON, OHIO 44707

Members - State and National Auctioneers Association



Property has 2000 sq. ft. office area with 10 offices, reception area and three restrooms. Warehouse has three separate sections totaling 21,748 sq. ft. with varied ceiling heights and floor thicknesses, and three phase electric with 1600 amps at 480V and 2000 amps at 208V. The entire warehouse is air conditioned and heated with gas Co-Ray-Vac radiant heat and gas Reznor heat (depending on the section). Crane rails throughout the entire warehouse (three ten-ton, one five-ton, one two-ton and two one-ton rails). Plumbed for air throughout. Fourteen-foot overhead door in the rear. Built in 1946 with additions in 1962, 1972, 1980 and 1985.

Seller financing available. Call for details. Sells on location, great opportunity. Don't miss out.

TERMS ON REAL ESTATE: 15% down auction day, balance due at closing. There will be a 10% buyer premium added to the final bid to determine 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.

For more information or help with financing, contact Dan Gill or Richard Kiko Jr. at 330-453-9187 or visit the Kiko website at www.kikoauctions.com.

AUCTIONEER/REALTOR: Richard Kiko Jr. and Daniel P. Gill