



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Wednesday – November 22, 2017 – 12:30 PM**

## Former AEP Headquarters

**22,500 SQ. FT. OFFICE BUILDING**

Downtown Canton City – Stark County – Zoned B-5 Central Business

**ABSOLUTE AUCTION**, All sells to the highest bidder on location:

**420 4th St. SW, Canton, OH 44702**

**Directions:** Take I-77 north of US RT 30 to the OH-172/Tuscarawas St. exit 105 and east 1 mile to McKinley Ave. and turn right to 4th St. and left to property. Watch for KIKO signs.



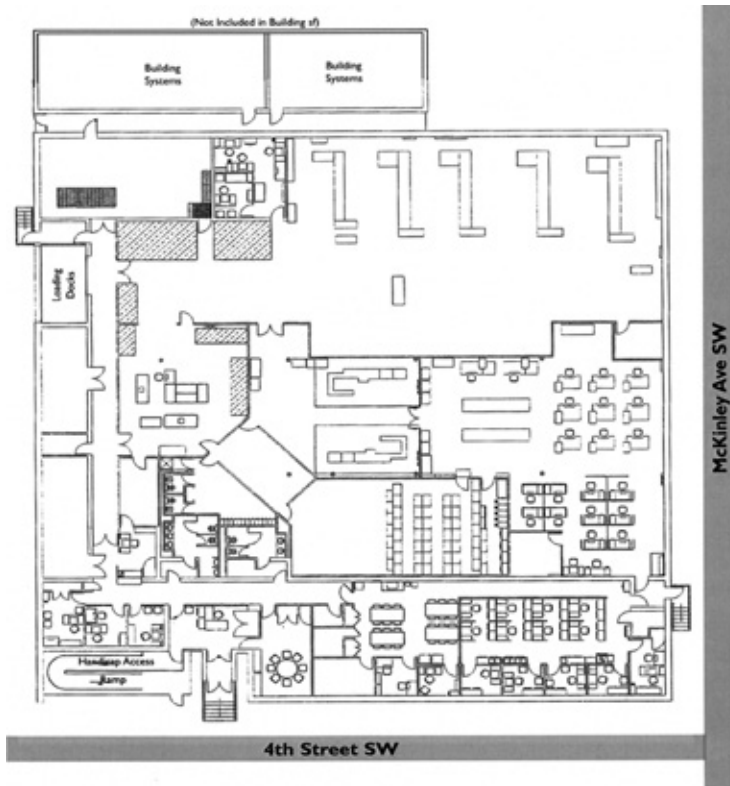
Information is believed to be accurate but not guaranteed.



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Real estate features 22,500 sq. ft. office building built in 1979. 199' x 200' lot (.91 acres) with frontage on four roads. Two docks. Ceiling height 8'6"/9'6". Former data center, loaded with power, telephone cabling and supplemental heating and cooling. Ideal property for data center, tel. com. user or service providers to the Federal building.

**NOTE:** See [www.kikoauctions.com](http://www.kikoauctions.com) for full details. Open auction day starting at 11:30 AM.

#### 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, which goes to the seller. 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.

#### AUCTIONEER/REALTOR:

Jack Kiko, 330-206-0174

#### BROKER/REALTOR:

James Pietro



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