



AUCTION

LEADING THE INDUSTRY SINCE 1945

Monday – January 8, 2018 – 1:00 PM

2+ Ac Commercial Property

LARGE BARN W/ OFFICES – BRICK HOME W/ GARAGE

High Traffic Count – Perry Twp. – Stark Co., OH

Court-ordered auction, sells on location:

1828 Perry Dr. SW, Canton, OH 44706

Directions: From I-77 take US RT 30 west to Raff Rd. exit, go north to Southway St., then west to Perry Dr. and south to auction.
Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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All measurements are approximate and are subject to actual survey

Real estate comprises 2.08 total acres with fenced rear lot, large bank barn with new vinyl slate roof (approx. 5 yrs. ago, costing \$100,000). Interior has 2 offices, reception area, 2 lavatories, 2 upper level overhead doors, kitchenette, gas FA furnace w/ C/A, loads of storage. Lower level is concrete, drive-thru garage bay. Open back side with inventory storage, plus vinyl-sided Quonset and vinyl-sided pole barn storage. Nice remodeled brick two-story home out front (ideal owner occupancy or offices). 3+ bedrooms upstairs w/ full bath. Main level has living room w/ fireplace, dining room, updated kitchen w/ Corian countertops, half bath, 1st floor laundry. Full basement w/ gas FA furnace & C/A. Additional updates include new roof (5-6 years) vinyl windows, breaker electric. Detached 2-car brick garage and fenced patio w/ yard. Great visibility, property has loads of potential, adaptable to nearly any use. Perry Twp., Perry Local Schools. Better take a look!



TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. Cash, cashier's check, certified check, or wire transfer accepted. 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: Stark County Court of Common Pleas Case No. 2017CV00172



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