



PREMIER

PROPERTY AUCTION

Fri. – Jan. 26, 2018 – 11:00 AM

Real Estate Sells At Noon

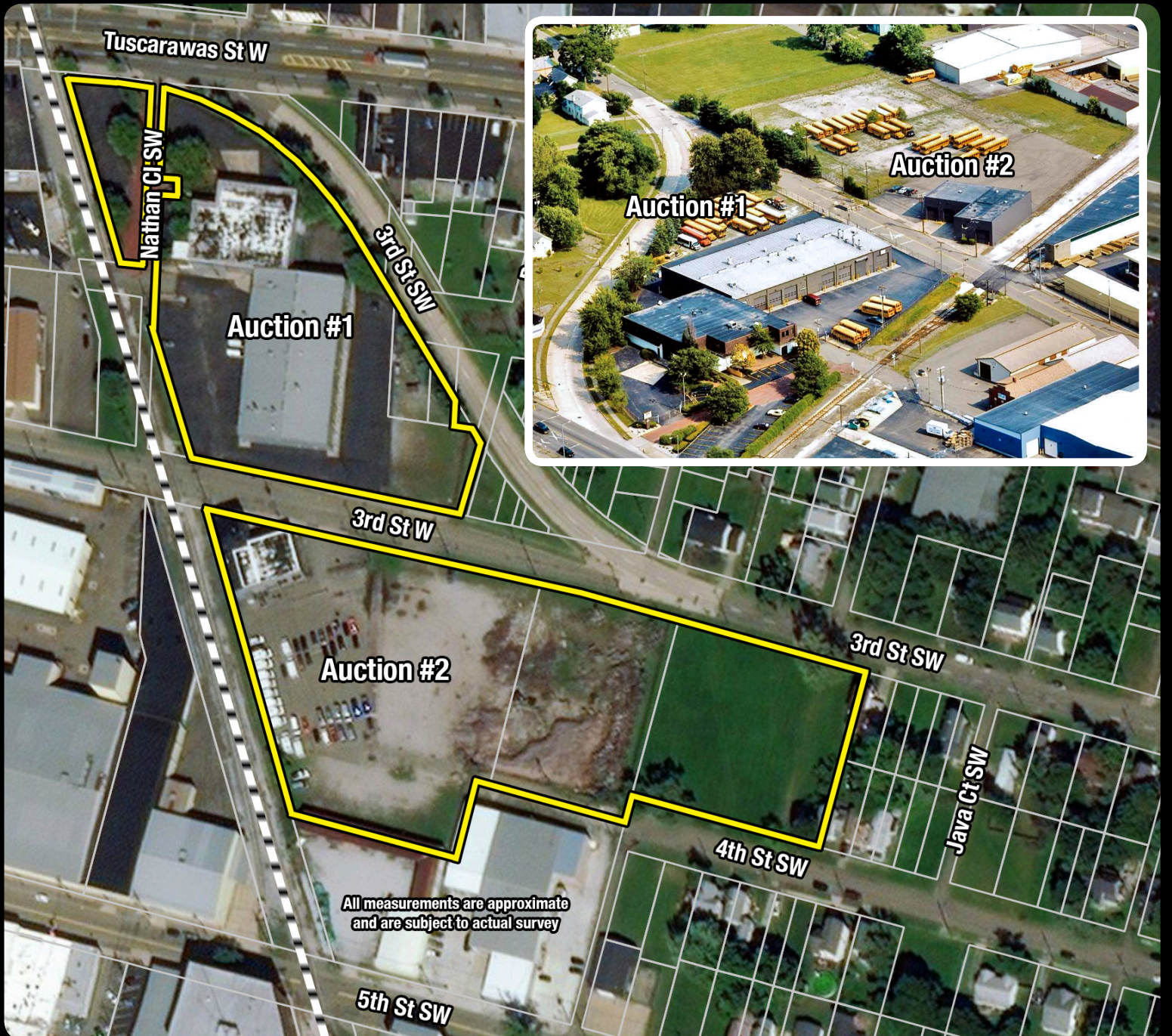
2 QUALITY COMMERCIAL/ INDUSTRIAL BUILDINGS

30,000-Sq.-Ft. Warehouse/Office Bldg. On Approx. 2.5 Acres (Tuscarawas St. W)
And 6,500-Sq.-Ft. Warehouse/Office Bldg. On Approx. 3.8 Acres (Third St.)
City Of Canton – Stark County – Also Selling: 2 Vans – Forklift
Shop Tools And Equipment – Bus/RV/Truck Parts & Office Equipment

Absolute auction, all sells to the highest bidders on location:

1324 Tuscarawas St. W, Canton, OH 44702

Directions: From I-77 take the OH-172/Tuscarawas St. exit, head east on Tuscarawas less than half of a mile to property.
Watch for KIKO signs.



All measurements are approximate
and are subject to actual survey

Information is believed to be accurate but not guaranteed.



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AUCTION #1 – 1324 TUSCARAWAS ST. W, CANTON, OH 44702: Large concrete block building with approx. 30,000 total sq. ft. Building features approx. 7,490 sq. ft. of office space including lobby, reception area, conference room, several private offices, executive office, kitchen, file & storage rooms and men's & women's restrooms. Nice free-span warehouse space w/ approx. 22,682 sq. ft., plus 3,800 sq. ft. of mezzanine storage space. Two shop offices, parts room, storage area, lunch room and men's & women's locker rooms. 13 overhead doors, large open work area, overhead heat, sprinkler system and 3-phase electric. Wash bay, undercoat bay and paint booth w/mechanicals updated approx. 4 years ago. Large enough for bus/lg. truck. Zoned I-1 & B-3, for many possibilities. Property includes plenty of on-site parking including fenced-in areas. Parcel #247898, #243828, #247900, #239460 on 2.49 acres. Convenient location close to downtown and highways. Public utilities. Great for owner occupant or investment potential.

AUCTION #2 – 1324 THIRD ST. SW, CANTON, OH 44702: Concrete block building with 6,567 total sq. ft. Building features approx. 1,008 sq. ft. of office space including office areas, break room, kitchen, storage room and men's & women's restrooms. Free-span warehouse space w/ approx. 4,551 sq. ft., w/ 6 overhead doors, overhead heat, and 220 electrical service. Onsite fenced-in parking on 2.81 acres, Zoned I-1. Additional 1-acre vacant lot zoned R-1. Public utilities. Parcel #246423, #246422, #246421. Property currently rented for \$3,554.92/month.

NOTE: Auction #1 & Auction #2 to be sold separately, not together. For private viewing of property please contact Brooks at 330-453-9187.

TERMS ON REAL ESTATE: 15% 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.

VEHICLES & FORKLIFT: 2005 Ford Econoline van, diesel, approx. 258,000 miles – 2004 Ford Econoline van, gas – Clark GCX25E LP forklift, 8,600 lbs. capacity.

TOOLS – BUS/RV/TRUCK REFURBISHMENT PARTS – OFFICE EQUIPMENT: Grizzly floor model band saw – Delta unisaw 10" tilting Arbor table saw – Miller Millermatic 211 MIG welder – Miller Millermatic 150 Arc welder – Miller Spectrum 375 plasma cutter – Woodtek floor model belt sander – (2) rolling hoist – Delta floor model sander – Delta floor model radial arm saw – Powermatic mod. 1170 drill press – Dayton double shaft grinder – ATV Larin jack – NAPA battery charger – Delta 12" disc sander – 10-ton OTC air lift – Woodtek floor model drill press – DeWalt miter saw – Hitachi miter saw – Binks sprayer – Makita cut off saw – Landa power washer – banding machine – (8) CAT IR-0739 oil filters – 34+ heavy duty brake drums – vents – bus/RV style windows, rims & seats – (3) bus/RV fuel tanks – mirrors – dust collectors – Ridgid shop vac – Carbide grinder – Porter cable router table on stand – pallet racking – fans – nail guns – pneumatic hand tools – ladders – router – jigsaw – racks – creepers – work tables – spools of heavy gauge wire & conduit – upright air compressor – misc. carpet remnants – assorted spool wire – metal organizers – four wheel carts – T molding – assorted wood & veneer – metal storage shelving – misc. light parts – misc. fabrics & vinyls – metal steps – gorilla tape – motor oils – primer sprays – Blue Bird reference manuals – Marathon brake systems – acetylene outfit – floor jacks – paint mixer – PMA paint supplies – parts washer – rolling ladders – scaffolding – metal trim – paint shaker – sprayers.

OFFICE EQUIPMENT – MISC.: Howard Miller grandfather clock – Hisense portable A/C – large conference table w/ 12 chairs – football steins – pictures – cubical dividers – small conference table w/ 6 chairs – mini fridge – roller cabinets – assorted metal office desks, chairs & filing cabinets

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed.



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