



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – June 20, 2018 – 12:00 PM

## Investment Opportunity

COMMERCIAL BRICK BUILDING W/ ATTACHED 2-STORY HOME

Corner Tract – High Visibility – City Utilities – Canton City

Family owned for 35 years. Absolute auction, all sells to the highest bidder on location:

**2543 Mahoning Rd. NE, Canton, OH 44705**

**Directions:** Located on the corner of 16th St. and Mahoning Rd. NE. Watch for KIKO signs.



Brick front 1,458-sq.-ft. building with front showroom, small office, open rear work area, and half bath. Recent re-surfaced roof, windows, and furnace. Building used by owners as a print shop, and more recently as appliance sales. Does have 3-phase electric. Also attached 1,144-sq.-ft. 2-story home having living room, dining room, kitchen, 3 bedrooms and full bath on second level. Divided basement, gas furnace. Extra lot to go with. NOTE: Separate utilities. Opportunity here. Live in the home, work in the attached building. Convenient location. Open for inspection 11:00 AM auction day.

**TERMS ON REAL ESTATE:** 20% 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.

**AUCTION BY ORDER OF:** Shirley Abatangelo



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