



# AUCTION

LEADING THE INDUSTRY SINCE 1945

THURSDAY – AUGUST 23, 2018 – 5:30 PM

## 2,444 SF Commercial Office Building

FORMER DOCTOR'S OFFICE - .46 ACRES

Asphalt Parking Lot – High Traffic Count - Adaptable To Many Uses  
Stark County – North Canton City

After 35+ successful years, owner is retired! Absolute auction, all sells to the highest bidder on location:

**1266 S. MAIN ST., NORTH CANTON, OH 44720**

**Directions:** From the square of North Canton take S. Main St. south to property. Watch for KIKO signs.



**FEATURES:** Quality commercial office building situated on .46 acres. Asphalt parking lot with approx. 20 spaces plus additional employee parking in the rear. Nice main entrance with large waiting room, front reception office, (2) half baths, (2) executive offices with built-ins, (7) exam rooms, additional office/file rooms, kitchen area, x-ray/dark room, and lab room w/sink. Half basement with large finished conference/lunch room plus additional storage room. Property is on public water and sewer. (3) gas furnaces with central air and security system. Original building was built in 1968 with additions in 1981. Large lighted sign out front to attract business from the high traffic count. Real estate half taxes are \$2,890.74. Take advantage of this rare opportunity. Building will be open for inspection auction day starting at 4:30 PM. Call Jeff Kiko with questions on how to buy.

**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.



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