



# AUCTION

LEADING THE INDUSTRY SINCE 1945

**MONDAY – NOVEMBER 5, 2018 – 12:30 PM**

Opportunity Presents Former Northeast Community Center Complex – 45,000-Sq.-Ft. Clear Span & Block Building With Double Gymnasium – Indoor Pool – Kitchen, Locker Rooms & Classrooms – Situated On 8 Acres – Blacktop Parking Lots – City Utilities – Zoned CS Community Service

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

**2600 25TH STREET NE, CANTON, OH 44705**

Directions: Take Harrisburg Ave. NE south of US Rt. 62 just east of I-77 to 25th St. and turn left to property. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**Real Estate:** Adaptable to many uses. 45,000+ sq. ft. building. Main part built in 1974 with reception area, commercial kitchen, cafeteria, his and her locker rooms, showers and restrooms. 2nd level with private office, small kitchen, exercise room, locker rooms, restrooms. Main level double gymnasium, all steel beam construction plus steel frame and beam indoor pool area with 2 rear overhead doors to rear patio, lunch and playground area. 2 large blacktop parking lots. Gas heat, central air. (2 large units for gym approx. 3 yrs. old). 8 acres of land. Corner lot. City utilities.

**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:** Randall L. Kiko, ext 158, 330-831-0174  
**Auction By Order Of:** HOF Real Estate LLC



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