



AUCTION

LEADING THE INDUSTRY SINCE 1945

FRIDAY – JULY 12, 2019 – 12:30 PM
REAL ESTATE SELLS AT 1:00 PM

Ideal Small Contractor Building

COMMERCIAL BRICK CONSTRUCTION – OFFICES & WAREHOUSE

Nice Corner Lot – SW Canton – Stark Co., OH

Also Selling: Contractor Tools – Ladders - Vintage Coca-Cola Machine (F39B)

Work Van - Storage Container – Windows

Snyder Home Improvement is moving to a larger location. Absolute auction, all sells to the highest bidders on location:

1208 HARRISON AVE. SW, CANTON, OH 44706

Directions: Take RT 30 west of I-77 to Harrison Ave. exit, go north on Harrison to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Real estate features a nice level lot w/ retail parking out front & sides plus rear spaces. Corner lot having an all brick building w/ 2 nice offices, small vault, reception & lobby areas, former vault room, rear storage, laundry room, and half bath. Nice 34'x36' rear brick & block constructed warehouse w/ 2 overhead doors. Partial basement w/ 2 additional employee bathrooms, storage, etc. Property has been well maintained, turnkey building with nice location! Current taxes are \$1,503.08 per half year.

The Snyder Home Improvement Co. has called this building home for 23+ years. Road signage and neighbor easement income transfers with real estate. Better take a look! Building open auction day at 11:00 AM.

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.

TOOLS – EQUIP: 4 alum. ext. ladders – 2 fib. ext. ladders – Large alum. walk plank – 2 nice alum. brakes, 8' & 10' – Power miter saw – Bosch sander – Milwaukee drills – Surface grinder – PC porter bandsaw – Stanley cutting shear – 2 Little Giant ladders – Reznor gas heater – Wood bandsaw – Small planer – Delta table saw – Acetylene outfit – Generac 3300 gas generator – Lincoln welder – Table & 4 chairs – Assorted windows & possible doors, displays – Bay window – Trim pieces – Hardware – Etc.

STORAGE CONTAINER: Approx. 20' storage cargo container w/ steel floor. Buyer has 2 weeks to remove.

COCA-COLA – NEON CLOCK: Nice Coca-Cola vintage bottle dispenser, mod. F39B – Oldsmobile service neon clock.

VAN: Blue Ford work van w/ ladder rack.

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

AUCTION BY ORDER OF: William & Sharon Snyder



Auctioneer/Realtor®

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