



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**WEDNESDAY - SEPTEMBER 23, 2020 - 5:30 PM**

**Commercial Property Currently Used As A Hair Studio**

**STAGELIGHTS STUDIO**

Canton City - Plain LSD - Zoned B-3 - Online Bidding Available

Absolute auction, all sells to the highest bidder. Location:

**3732 CLEVELAND AVE. NW, CANTON, OH 44709**



Opportunity knocks! Well-maintained 2,270 SF commercial property sitting on .18 acres Zoned B-3! The interior of the building was completely remodeled in 2000 by a professional designer. Main level has a waiting room area with gas fireplace, open styling room, office areas, half bath, and hair washing room with sink. Upper level was previously used as a tanning salon and has been divided into rooms with removable walls. The building has a full basement with gas FA furnace and AC unit (AC unit is approx. 5 years old), washer and dryer hookups also available in the basement, and 2 gas hot water heaters approx. 5 years old. Rear portion of the roof was replaced in 2019. Parking spaces in front and behind the building were sealed and re-lined last fall. This property has been well kept and maintained by the sellers with many updates and great lighting! Great opportunity for a well-maintained commercial property with great exposure. Move-in ready condition. Check it out!

**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. 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'S NOTE:** Sellers have run the business successfully at this location for 20 years! Sellers are deciding to retire and enjoy time with family and friends. The furniture and hair styling equipment will be sold separately at an online only auction beginning September 21st and ending September 28th. Don't miss out on a great opportunity!

Information is believed to be accurate but not guaranteed. KIKO Auctioneers

**800-533-5456 | kikoauctions.com**





**STARTS: MONDAY - SEPTEMBER 21, 2020 - 5:00 PM**  
**ENDS: MONDAY - SEPTEMBER 28, 2020 - 5:00 PM**

## **Stagelights Hair Studio Online Only Auction**

### **COMPLETE DISPERSAL OF THE STAGELIGHTS STUDIO EQUIPMENT**

Furniture – Glassware - Décor

Absolute auction, all sells to the highest bidders online only. PREVIEW/PICKUP LOCATION:  
**3732 CLEVELAND AVE. NW, CANTON, OH 44709**



**PREVIEW: WEDNESDAY - SEPTEMBER 23, 2020**  
**4:30-5:30 PM**

**PICKUP: WEDNESDAY - SEPTEMBER 30, 2020**  
**4:00-6:00 PM**

Complete dispersal of equipment, chairs, décor, furniture, and contents of Stagelights studio. Real estate to be sold on September 23, 2020 at 5:30 PM.

**AUCTIONEER'S NOTE:** Please come to the preview date! Catalog and additional photos available at [www.kikoauctions.com](http://www.kikoauctions.com). Check It Out!

**ONLINE TERMS:** Visa, MasterCard & Wire Transfer accepted. 15% buyer's premium on all sales. Sold as-is. Information is believed to be accurate but not guaranteed. Multi par auction process may be used.



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