

ABSOLUTE AUCTION

WEDNESDAY, JANUARY 24, 2024 – 12:00 PM

OPEN HOUSE: FRI., JAN. 19, 2024 – 3:00-5:00 PM



5,000+ SQ. FT.
COMMERCIAL
BUILDING

Warehouse Space
Offices - Retail Space

453 ETHERIDGE BLVD. S,
CANAL FULTON, OH 44614

LIVE AUCTION WITH ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- Former Mahon Photography Studio
- Mixed Commercial Space
- Zoned B-2
- Ideally Located Between Canton, Massillon, and Akron
- Suite A features a reception area, offices, kitchenette, full bathroom, warehouse/garage with mezzanine, workshop, and 2nd story office area with restroom
- Suite B, located on the main floor, features a separate entrance through the main door



Scan for auction
details, including
directions.

*Absolute Auction.
All sells to the
highest bidder on
location.*

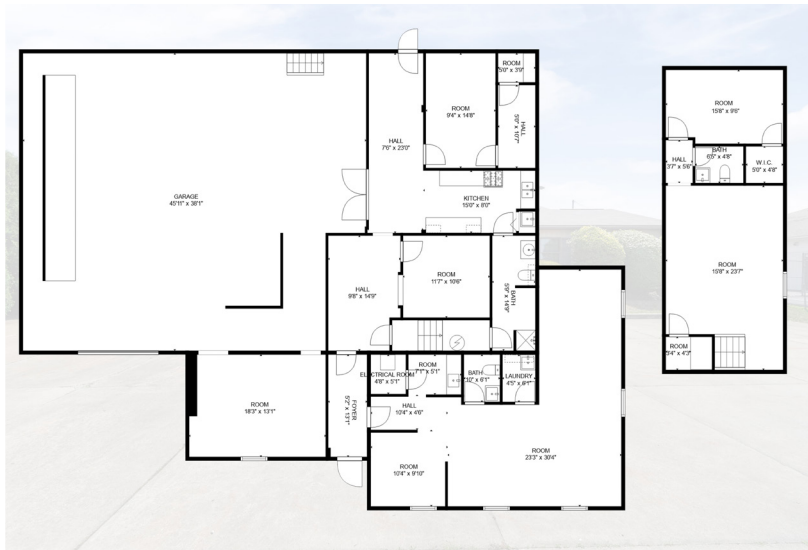
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REAL ESTATE

Commercial opportunity! Former Mahon Photography Studio. 5,000+ sq. ft. mixed commercial space featuring offices, retail, and warehouse potential. Zoned B-2. Located off Portage on Canal Fulton's east side, this property is ideally located between Canton, Massillon, and Akron with proximity to I-77, US-30, and OH-21. Suite A features a reception area, offices, kitchenette, full bathroom, warehouse/garage (former photography studio) with mezzanine, workshop, and 2nd story office area (former sound studio) with restroom. 2,000+ sq. ft. studio space could be converted to a multitude of uses. Suite B, located on the main floor, features a separate entrance through the main door. This open unit, formerly leased as a salon, boasts potential. This property is a one-of-a-kind, a must-see! Join us for an open house Friday, January 19, 2024 – 3:00-5:00 PM. Stark Co. parcel #9502109. Half year taxes are \$2,517. Financing available to qualified bidders.

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.

AUCTION BY ORDER OF
The Mahon Family



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REALTORS
AUCTIONEERS
ADVISORS

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