

ABSOLUTE AUCTION

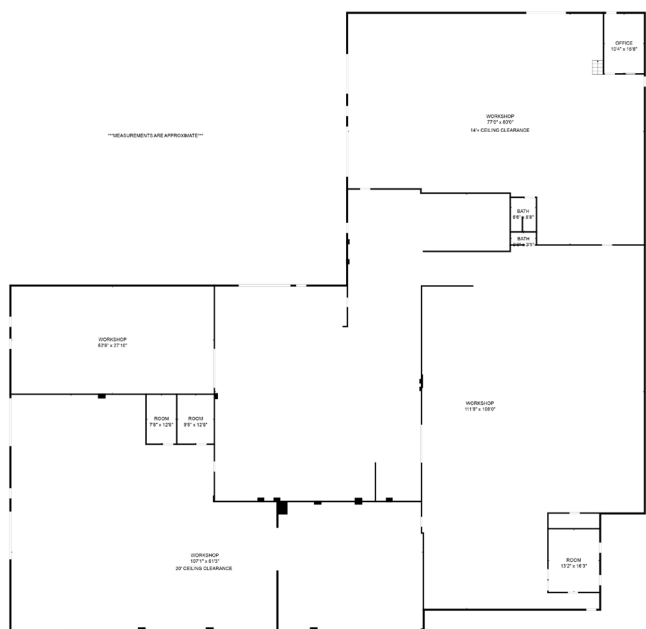
FRIDAY, NOVEMBER 8, 2024, 1:00 PM
LIVE AND ONLINE BIDDING AVAILABLE



REAL ESTATE



Measurements are approximate and subject to actual survey.



Real estate features a 21,134 SF commercial warehouse situated on 1.42 acres in the city of Canton. The building consists of 2 separate shop areas. The main shop area consists of 4,000+ SF with a 20' ceiling clearance height. Overhead doors include a 14'x 14' and a 10'x 11.5' door. Secondary shop area consists of 3,500+ SF with a 14' ceiling clearance height. Overhead doors include a 14'x 14' and a 10'x 14'. A 9.5'x 10' dock door exists for this unit. Shop areas are currently separated for tenant use. Heated with waste oil furnaces and wood burning stoves. 3 phase electric. One full bath and one half bath. Public water & sewer. Natural gas available. Gravel laydown yard with 5' chain link fence surround. The remaining area of the building is utilized for cold storage. Approximately 5,000 SF of the building is in condition for restoration or demolition; demolition quote available to interested buyers. The remaining 16,000+ SF of the building is in good usable condition. Stark County PPN: 246065, 246066, & 10005865. Road frontage exists on all 4 sides of the property.

Note: Contact Colton Kiko with questions regarding this property, 330.614.2478. Plan to attend!

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: Sherrards Properties Inc.

21,000+ SF COMMERCIAL WAREHOUSE

Heated Shop Areas, High Ceiling, 1.42 Acres, Fenced Laydown Yard

Canton City, Stark Co., OH

1435 4TH ST. SE,
CANTON, OH 44707



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



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All sells to the highest bidders on location.