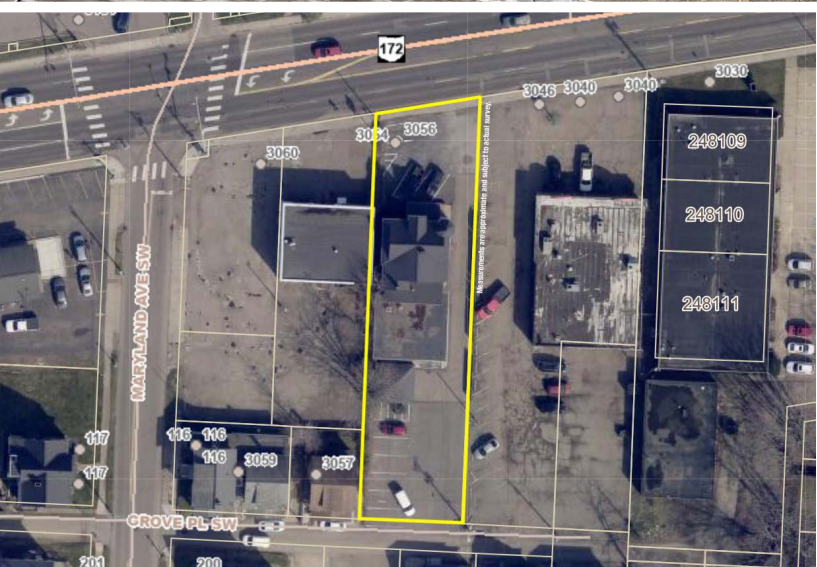


ABSOLUTE AUCTION

MONDAY, NOVEMBER 25, 2024, 12:30 PM



COMMERCIAL
REAL ESTATE



LIVE AUCTION WITH ONLINE BIDDING

REAL ESTATE

Real estate features a 5,394 SF building, currently utilized as a dental clinic. There are two separate clinic spaces on the main level. A large 3-bedroom, 1 full bath apartment on the upper level. All tenants have recently vacated; ready for the new owners. Security system transfers. Detached garage perfect for storage or parking. Public water & sewer. 3 electric meters. New vinyl siding installed in 2022. Good, shingled roof replaced in the past 5 years. Two newer central air units. Gas FA and boiler heat. Asphalt parking lot with 11 spaces. Full basement. Built in 1924. Current taxes are \$1,643 per half year. Solid building ready to move in or convert to a residential triplex. Opportunity awaits, 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.

MEDICAL/DENTAL
OFFICE BUILDING
RESIDENTIAL TRIPLEX
POTENTIAL

Canton City
B-3 Zoning

3054 TUSCARAWAS ST. W,
CANTON, OH 44708



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accurate but not guaranteed.
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All sells to the
highest bidder on
location.