



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**Wednesday – November 15, 2023 – 12:00 PM**

## 2 Commercial Buildings Convenient Location - Zoned I-1 STARK CO. – CANTON CITY Live Auction With Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidders on location:

**1215 & 1303 Gross Ave. NE, Canton, OH 44705**

Directions: From 12th St. take Gross Ave. north to property. Watch for KIKO signs.



### Auction #1 - 1303 Gross Ave. NE, Canton, OH 44705 Auction Location

Well-maintained commercial warehouse building. Block building built in 1970 w/ 4,264 SF. Building has (2) 10' overhead garage doors and loft area w/ (3) exterior loft doors. Concrete floor & electric. Zoned I-1, Light Industrial. Nice building adaptable for many uses. Convenient location! Parcel #246244. Half year taxes are \$601.07.

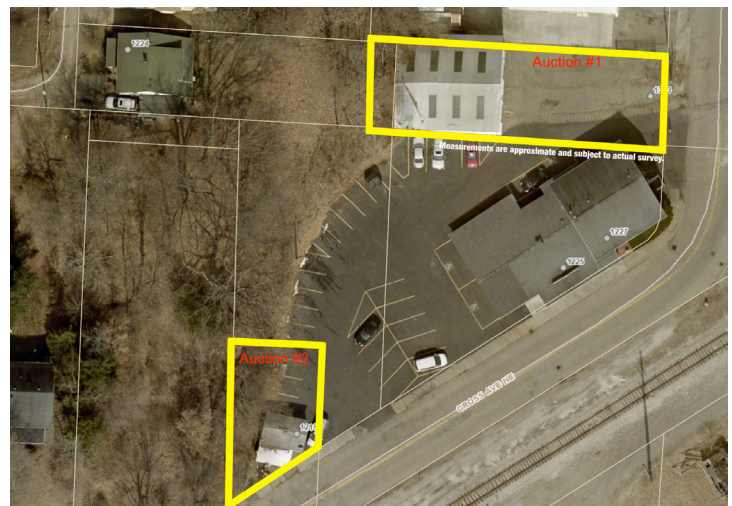


### Auction #2 - 1215 Gross Ave. NE, Canton, OH 44705

Small aluminum sided commercial building built in 1967 w/ 280 SF. Building features office space, kitchenette & half bath. (4) paved parking spaces. Public utilities. Currently rented month to month for \$400 a month. Zoned I-1, Light Industrial. Parcel #246245. Half year taxes are \$99.89.

**Terms On Real Estate:** 20% 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. Property to be sold as Separate Parcels and not to be offered as an Entirety.

**Auction By Order Of:** Cialco LLC



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