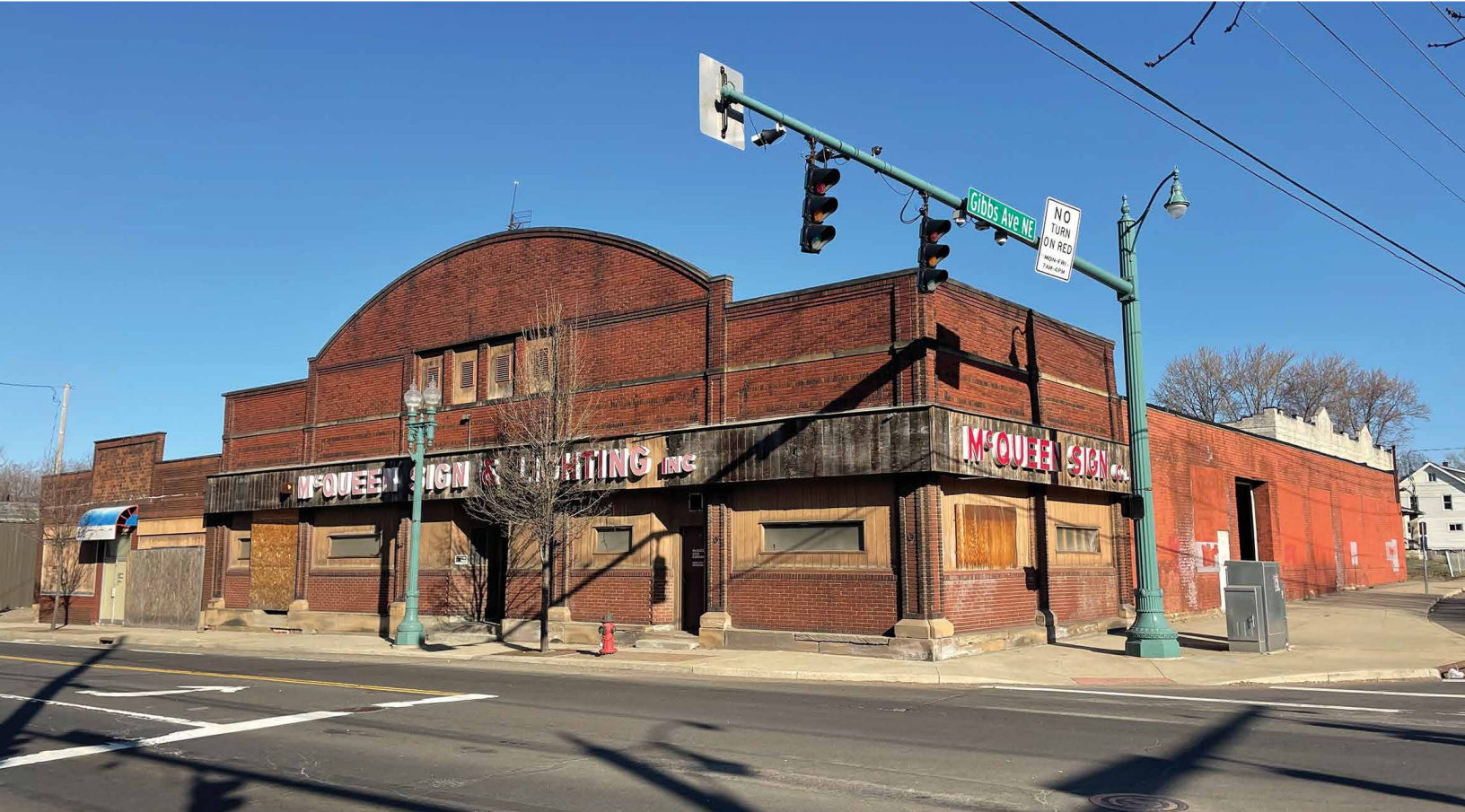


# ABSOLUTE AUCTION

WEDNESDAY, APRIL 16, 2025, 12:30 PM  
REAL ESTATE SELLS FIRST



COMMERCIAL  
REAL ESTATE



17,000 SQ. FT.  
COMMERCIAL  
BUILDING/  
WAREHOUSE

1015 12TH ST. NE,  
CANTON, OH 44704

**LIVE ONSITE WITH ONLINE BIDDING  
AVAILABLE ON REAL ESTATE**

#### AUCTION HIGHLIGHTS

- Zoned B-3 General Business
- Corner Lot
- City Utilities

#### Also Selling

- Machinist Tools

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



**MLS**



*Scan for auction  
details, including  
directions.*

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



## REAL ESTATE

Corner lot. All block/brick exterior. 80 X 108 clear-span main warehouse with boiler gas heat, 17 ft. ceilings, 14W X 16H overhead doors with side street access. 42 X 82 divided shop area with Reznor heat, two 14W X 20H overhead doors out the back, 16 ft. ceilings. 40 X 40 shop/warehouse area with fenced lot in back, store front with multiple offices and storage, several rooms above, partial basement, 3 phase and 220 electric, rubber roof, roof needs work. Two restrooms, two electric meters. Building open 10:00 AM auction day.

## 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.

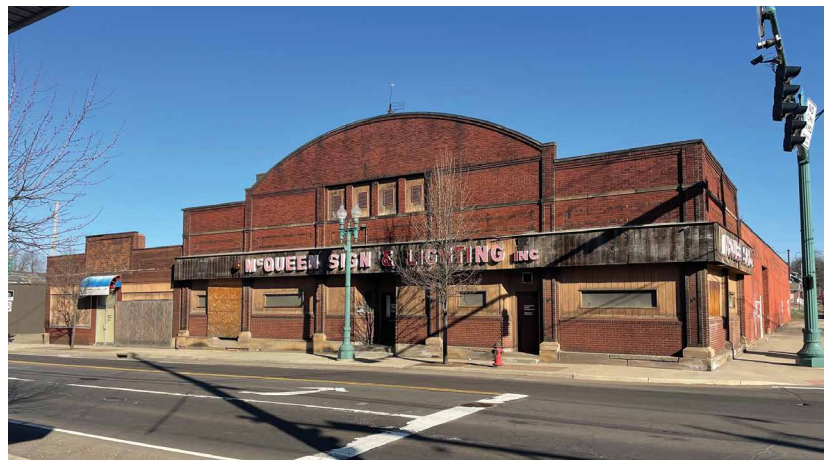
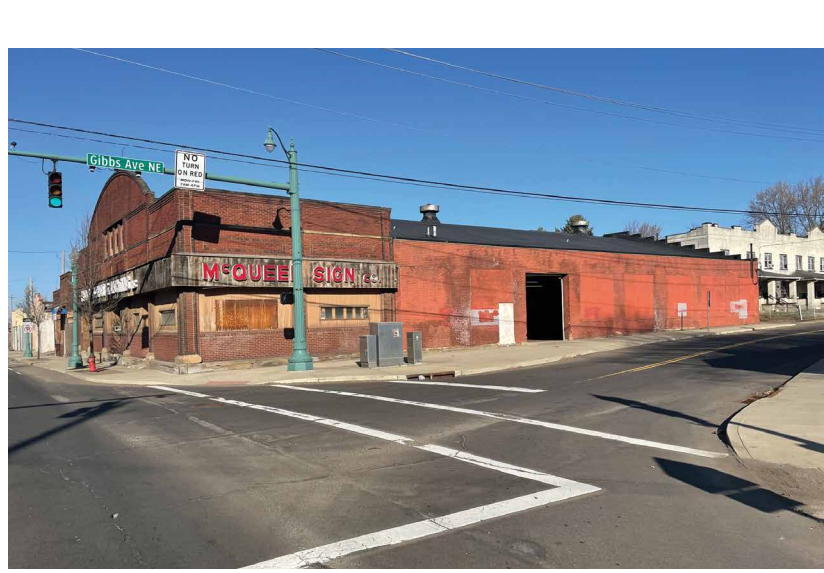
## MACHINIST TOOLS.

## TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

## AUCTION BY ORDER OF

Excel Tech & Trading Co. Ltd.



**RUDY W. KIKO**  
AUCTIONEER/REALTOR  
330.540.2416  
rudykiko@kikocompany.com



REALTORS  
AUCTIONEERS  
ADVISORS

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