

ABSOLUTE AUCTION

TUESDAY, JUNE 3, 2025, 12:30 PM
LIVE AUCTION WITH ONLINE BIDDING AVAILABLE



COMMERCIAL
REAL ESTATE



INVESTMENT OPPORTUNITY

6,296 SF, Warehouse
And Offices

One Owner Commercial
Property

30+ Year Tenant W/ Lease

Jackson Twp., Stark Co., OH

6501 PROMWAY AVE. NW,
NORTH CANTON, OH 44720

Location, Location, Location! Stark Co. parcel #1615729. Features very well-maintained commercial building with warehouse and front offices on .51-acre. Warehouse area overall size is 48'x90' with Reznor overhead and radiant tube heat. Overhead door plus overhead dock door. Steel frame construction, steel exterior. Also rear 12'x16' cooler. All brick front offices for sales plus conference room, private offices, 2 lavs, storage rooms, etc. Approx. 1,784 SF in total office area. Property has blacktop parking and great location. Current long term tenant for 30+ years with 3 years remaining at \$2,358 per month plus utilities. Current taxes are \$3,569 per half year.

Building open auction day at 11:30 AM.
Visit www.kikoauctions.com for pictures,
floor dimensions, etc.

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: GMK Realty Co.



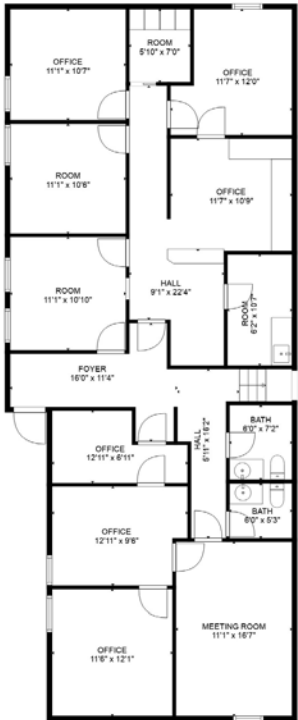
Scan for auction
details, including
directions.

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

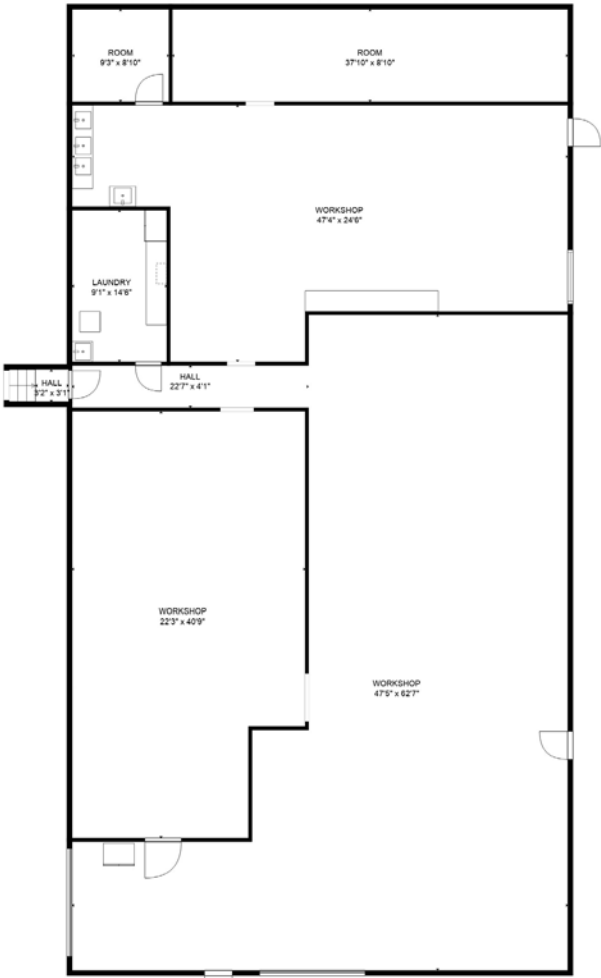
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FLOOR 1



FLOOR 2

TOTAL: 1720 sq. ft
FLOOR 1: 1701 sq. ft, FLOOR 2: 19 sq. ft
EXCLUDED AREAS: HALL: 107 sq. ft, WORKSHOP: 3694 sq. ft, LAUNDRY: 131 sq. ft, ROOM: 418 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



GEORGE P. KIKO
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**REALTORS
AUCTIONEERS
ADVISORS**

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