



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**Thursday November 9, 2023 - 12:30 PM**

## Attention Investors – Developers Prime Corner Lot In City Of Green Commercial Property Zoned B-1 (General Business)

Absolute auction, all sells to the highest bidder on location:

**3540 S. ARLINGTON RD. AKRON, OH 44312  
(CORNER OF ARLINGTON ON ROUTE 619)**

Directions: From I-77 and Arlington head south to address. Watch for KIKO signs.

**Property features:** One of the most traveled 4-way intersections in the City of Green – Prime corner lot at corner of 619 and Arlington – Property is approx. .42 acre with a brick 1692 building – Property is currently zoned B-1 (General Business) – Summit Co. parcels #2804042, 2804041, 2804043 – **NOTE:** Property is deed restricted no gas related/convenience store – Documentation of No Further Action by EPA – Whether buying for a future investment or to develop - The location has a large traffic count in the City of Green and just down from I-77 – Call to see how to purchase this property at auction – Online bidding available



**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.



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