

ABSOLUTE AUCTION

TUESDAY, SEPTEMBER 10, 2024, 12:00 PM



COMMERCIAL
REAL ESTATE



ONSITE OR ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- Zoned Industrial
- Asphalt Parking
- Front Office/ Reception Area
- Loads Of Possibilities
- Great Location In Massillon City
- Stark County

Real Estate Features.

Parcel #617461. Great opportunity to purchase a quality-built building situated near downtown. Loads of possibilities with 1.35 acres of land and approx. 25+ parking spaces. Enter the front door into the reception area, half bath, two offices, and storage closet. Main shop area is approx. 28'x 46' having a 10'x 10' overhead door, lunchroom/ break area, 11' ceilings, half bath, attic storage and exterior block walls. Back shop area is approx. 22' x 40' with 7' ceilings and French doors leading to the rear covered storage area. The building has 3 phase electric (240 Volt), security/ fire system, (4) gas FA Furnaces with central air (one HVAC is new in 2022), and city water/sewer. Main building was built in 1942 and real estate half year taxes are \$728.86. Great property adaptable for many different uses. Call Massillon City Zoning for your particular needs and uses.

GAINEY SHARPENING SERVICES, INC.

3,096 SF Industrial Building On 1.35 Acres

644 ERIE ST. N
MASSILLON, OH 44646

Call Jeff Kiko for a walk through.



Scan for auction details, including directions.

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

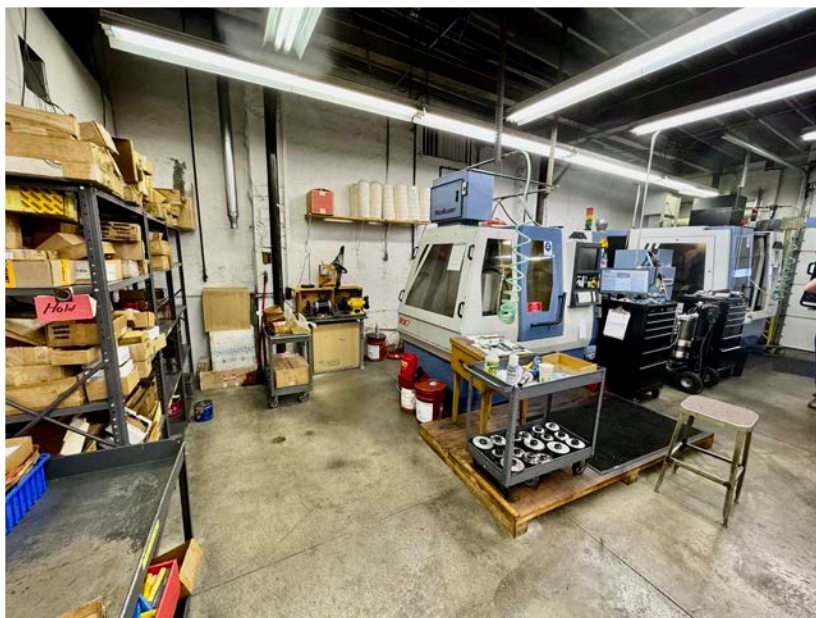
www.kikoauctions.com | 800.533.5456

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



MLS





Note.
CNC machines and equipment will be sold via online only auction Thursday, September 19, 2024, through Monday, September 23, 2024.

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:
Joni Gainey



JEFF R. KIKO
AUCTIONEER/REALTOR®
330.206.1079
jeffkiko@kikocompany.com



JOHN D. KIKO
AUCTIONEER/REALTOR®
330.455.9357 Ext. 122



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

