



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**STARTS: WEDNESDAY - JANUARY 26, 2022 - 12:00 PM**  
**ENDS: WEDNESDAY - FEBRUARY 2, 2022 - 12:00 PM**

## Investment Opportunity!!

**1.80 ACRES LAND - DEVELOPMENT POTENTIAL - ZONED RM**

Meyers Lake Village - Canton Twp. - Canton CSD

Absolute auction, all sells to the highest bidder online only. Location:

**12TH ST. NW & STARDUST AVE. NW, CANTON, OH 44708**



1.80 acres of improved land. Zoned RM (Multi Family). High-traffic exposure on 12th St. w/ 331' frontage on 12th St., 256' frontage on Stardust & 521' frontage on Wilhelm (Stargazer). Parcel #1500926 & #1500987. Water, sewer, gas & electric available. Possible access to Meyers Lake, a 144-acre spring fed lake. Taxes are \$762.38 per half year. Previ-

ously approved for condo development. Convenient location close to I-77, hospitals, restaurants & shopping. Great investment opportunity w/ many possibilities. Buyer is responsible to confirm all information on utilities, zoning, and development potential.

**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. Property to be sold as an Entirety and not to be offered in separate parcels.

**AUCTION BY ORDER OF:** Penbrooke LLC



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