



AUCTION

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LEADING THE INDUSTRY SINCE 1945

WEDNESDAY - DECEMBER 14, 2022 - 12:30 PM

**Industrial Warehouse - 20,000 SF - 3.7 Acres
Great Location!**

**(2) Industrial Buildings - RR Siding - 5-ton OH Cranes
30 Min. To Akron, Canton, Medina, & Wooster
CANAL FULTON, OH - STARK CO.
Online & On-Site Bidding Available**

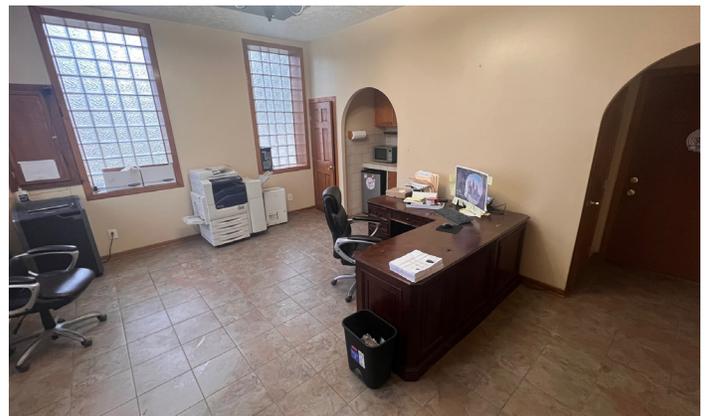
ABSOLUTE AUCTION, all sells to the highest bidder on location:

816 Milan St. N, Canal Fulton, OH 44614

Directions: Take SR-21 south of I-76 for 13 miles, or north of US-30 for 12 miles to Marshallville St. Go east on Marshallville St., then go north on Milan St. .



Opportunity knocking! Sellers have decided to retire and no longer need this property. Real estate is zoned I-1 industrial and is situated on approximately 3.73 acres. The lot is enclosed by a 5 ft. chain link fence, having 3 gate entrances. Property also has RR siding on the R.J. Corman railroad. Centrally located within 30 minutes of Akron, Canton, Medina, and Wooster. Total real estate taxes are approximately \$2,038 per half. Loads of opportunity here, take advantage. Call Colton Kiko or Brooks Ames with any questions on how to buy. Sold as an entirety.



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

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BUILDING #1: Approximately 15,900 SF warehouse building. Includes a heated 2,300 SF mechanic's bay with a 14' OH door. Approx. 11,800 SF warehouse space, consisting of 13' 6" ceilings, (3) 14' OH doors, (2) 8' OH doors, and a 14' drive-thru equipment bay with (2) 5-ton OH cranes. The front entrance has approx. 900 SF of office space, including a men's/women's bathroom. Above the office space is a full bath & kitchen living area. Both areas are heated & cooled with mini split units. 440V electric. Public water & sewer & well water. Concrete loading dock out the back of the building, needs work. Rubber roofing, some repairs in 2022.

BUILDING #2: 60' x 80' cold storage pole building. (1) 13' x 23' sliding barn door, concrete floors, and electric.

NOTE: Call Colton Kiko at 330-614-2478 or Brooks Ames at 330-703-2732 for open house information.

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: Hellas Holdings LLC



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