



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Monday - September 18th - 12:30 PM

**Massillon Real Estate Opportunity!
4.8 Acres Commercial Land Offered In 4 Parcels
22,000 Sq. Ft. Warehouse/Retail
Leased Retail Lot - Vacant Land Parcels
OH-21 Exposure!**

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

1070 1ST ST. NE, MASSILLON, OH 44646

Directions: From US-30 west of Canton, south of Massillon take OH-21 north 4 mi. to Lake Ave. Head east on Lake Ave. South on 1st St. to auction. Watch for KIKO signs.

Open House: Friday - September 15, 2023 - 2:00-4:00 PM



Real Estate: Opportunity presents a 22,000+ sq. ft. steel commercial building on 1.97 acres currently being used as retail/storefront. The 75' x 100' main structure features 12' to 16' ceiling height and an updated fire suppression system throughout. Additional 50' x 124', 6,200 sq. ft. added in 2016 includes 10' ceiling height. Improvements include an asphalt parking area and a 50' x 64' partitioned storage building with fenced lot. Could be adapted for multitude of uses. Also offering a 1.45-acre vacant lot zoned single, multi, and two family residential, lays nice. The third parcel, zoned B-3, lays against OH-21 and includes a parking lot and a rental home currently under lease with a combined monthly rent of \$1250/mo. Half acre corner lot at Lake Blvd. and 1st St, with high traffic count, Zoned B-1 and RM-1. Loads of potential. All parcels on public utilities. Close proximity to OH-21, US-30, and US-77.

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

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Real Estate to be offered as follows:

Parcel 1: 22,000+ sq. ft. steel commercial building, asphalt parking area, 50' x 64' partitioned storage building with fenced lot all on 1.97 acres.

Parcel 2: 1.45-acre vacant lot zoned RM-1 (Multi-family), R-T (Two-family residential), and R-1 (Single family). Lays nice.

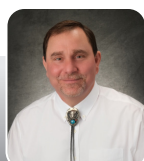
Parcel 3: Leased parking lot and rental home, zoned B-3.

Parcel 4: Half acre corner lot at Lake Blvd. and 1st St. with high traffic count. Zoned B-1 and RM-1.

Private financing available to qualified buyers. Call Auctioneer to discuss details.

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 offered as a Multi Par auction and sold whichever way it brings the most.

Auction By Order Of: Nation Land Company LLC



Auctioneer/Realtor®
PETER R. KIKO SR.
330-705-5996
peter@kikocompany.com



Auctioneer/Realtor®
KRISTEN KIKO
330-234-7110
kristen@kikocompany.com



Auctioneer/Realtor®
PETE KIKO JR.
330-749-7898
pkiko@kikocompany.com

800-533-5456 | kikoauctions.com

