



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY – AUGUST 10, 2023 – 12:30 PM

Attention Investors

15,000 SF Warehouse Building

Great Location W/ High Traffic Counts

I-77 x Portage St. - Zoned Industrial I-1 - .79-Acre Lot

Immediate Occupancy

JACKSON TWP. – STARK CO., OH

Live Auction W/ Online Bidding Available

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

4430 PORTAGE ST. NW, NORTH CANTON, OH 44720

Longtime family-owned block & brick warehouse building. Approx. 15,000 SF, built in 1951. 3 front offices, 4 large overhead doors w/ covered loading bays as well as a rear loading dock. Rolled rubber roof. Adjoins "Travel America" travel plaza. Gas overhead Reznor heaters. Great location w/ high visibility. Approx. 12,500 cars per day. Stark Co. parcel #1629731 & #1611371.



NOTE: Building shown by appt. or open auction day at 11:00 AM. Call George Kiko at 330-418-1095 for 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 sold as an Entirety and not to be offered in separate parcels.



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