

# ABSOLUTE AUCTION

FRIDAY, AUGUST 15, 2025, 12:00 PM  
Onsite Or Online Bidding Available



COMMERCIAL  
REAL ESTATE



**1,269 SF BRICK  
COMMERCIAL BUILDING**

**.26-Acre Corner Lot  
W/ Traffic Light**

**Three Overhead Doors, Multi Use,  
Zoned U3 Retail Business  
Summit County, Ellet Area**

**575 S. CANTON RD.,  
AKRON, OH 44312**



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Information is believed to be  
accurate but not guaranteed.  
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MLS



Scan for auction  
details, including  
directions.

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



**Building will be open auction day starting at 10:30 AM, call Jeff Kiko with any questions on how to buy.**

**Real Estate Features:** Parcel #6758074. Clean, updated ready to use building situated on the corner of Canton Rd. and Leland Ave. (with traffic light). This building can be adaptable to many different uses, call zoning for your particular needs. Large corner lot with front asphalt parking and loads of rear graveled parking. Front entrance/ reception area, back storage rooms, half bath, shop area with 2-post car lift and 4-post drive-on car lift and three overhead garage doors. All public utilities. Building was built in 1950 and real estate half year taxes are \$3,036. Great convenient location right in the heart of Ellet with high traffic count.



**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.



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**REALTORS  
AUCTIONEERS  
ADVISORS**

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