

ABSOLUTE AUCTION

FRIDAY, NOVEMBER 7, 2025, 12:30 PM



INVESTMENT OPPORTUNITY



Unique investment opportunity on a great corner lot in Canton! Mixed use commercial retail plaza with 9,050 sq. ft., approximately 1,508 sq. ft. per unit. Building features 6 units with 3 currently rented. Current yearly gross rental income is \$29,400. Current tenants pay their own gas and electric. Asphalt parking with 28 parking spaces. Property offers 1.20 acres. High traffic count area with easy access to I-77. Zoned B2 Neighborhood Business. Public utilities. Each unit has its own restroom, a small office/storage room, and rear door. Each unit has HVAC rooftop units. Updated roof approximately 14 years. Convenient location! Parcels #1312396 and #243990. Property to be sold as an Entirety and not to be offered in separate parcels.

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.

Auction By Order Of: Plaza South Realty LLC, Christina M. Davis, Manager

6-UNIT
COMMERCIAL
RETAIL PLAZA
1.20-Acre Corner Lot

2716 CLEVELAND AVE. S,
CANTON, OH 44707



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Absolute Auction.
All sells to the highest bidder on location.