

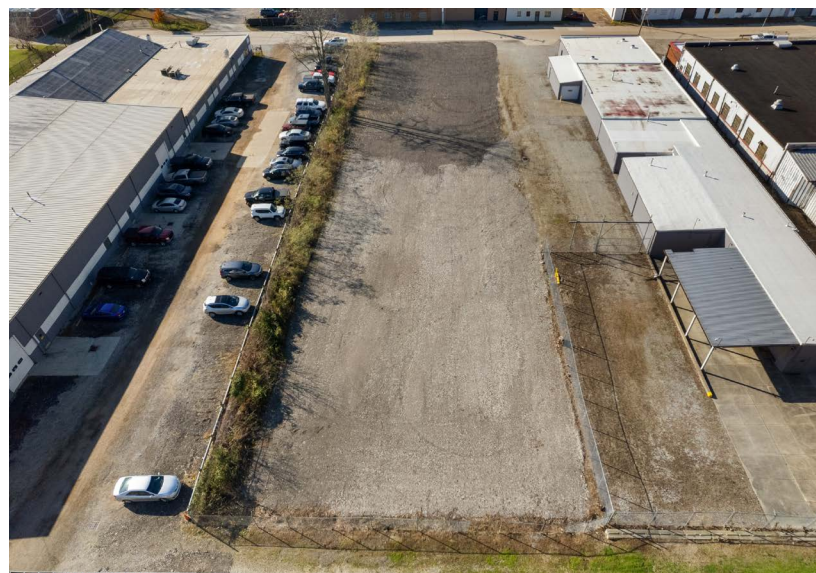
# ABSOLUTE AUCTION

THURSDAY, JANUARY 15, 2026, 12:30 PM

OPEN HOUSE: MON., JAN. 12, 11:30 AM-12:30 PM



COMMERCIAL  
REAL ESTATE



11,500 SQ. FT.  
WAREHOUSE/SHOP/  
OFFICE BUILDING ON  
.75-ACRE LOT AND  
VACANT .71-ACRE  
LOT

1045 EAGON ST.,  
BARBERTON, OH 44203

## LIVE AUCTION WITH ONLINE BIDDING

### Auction #1

- 11,500 Sq. Ft. Warehouse/Shop/Office Building
- .75-Acre Lot
- Private Offices, Board/Conference Room, Shop/Room, Garage, and A Drive-Through Wash Bay
- 10-12 ft. Ceiling Heights
- Detached Heavy-Duty Blast Room On Site
- New Roof Within One Year

### Auction #2

- Vacant Open Gravel .71-Acre Lot
- Zoned I-2

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



Scan for auction  
details, including  
directions.

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

Auction #1:

Extremely clean, well-maintained commercial building located on a quiet dead-end street in Barberton's industrial district. Zoned I-2, this versatile property offers endless possibilities for owner-users, investors, or those seeking a potential multi-tenant setup.

Property Highlights:

- Immaculately maintained commercial facility
- Flexible layout including private offices, board/conference room, shop/room, garage, and a drive-through wash bay
- Forced-air gas heat throughout office areas
- Reznor heaters and exhaust fans in shop/warehouse spaces
- Five (5) half baths conveniently located throughout
- 10–12 ft. ceiling heights
- 3-phase electric
- Rear covered fenced loading area with garage door for easy access
- Detached heavy-duty blast room on site
- Ideal for a wide range of commercial, industrial, manufacturing or service-based uses
- Potential to divide for multi-tenant income
- Highly convenient location with quick expressway access while maintaining privacy on a low-traffic street
- Property has new roof within one year
- Summit Co. parcel 0116687

Auction #2:

Vacant open gravel .71 acres commercial land zoned I-2. Lot is approx. 90'x358. Summit Co. parcel 0113925. Utilities available.

**Note:** Parcels will be offered separately and together and sold whichever way they bring the most. Property will be open for inspection on Monday, January 12, 11:30 AM-12:30 PM and the day of the auction 2 hours prior.

**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.



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