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



ABSOLUTE AUCTION

THURSDAY, OCTOBER 10, 2024, 12:00 PM



LIVE AUCTION WITH ONLINE BIDDING

INVESTMENT
OPPORTUNITY!!
Fairway Fireplace
& Patio Retirement
Auction

6944 WALES AVE. NW,
NORTH CANTON, OH 44720

AUCTION HIGHLIGHTS

- 5,478 SF Commercial Building
- 24 x 36 Garage
- Zoned B-3 Commercial Business
- Stark Co.
- Jackson Twp.

Also Selling Online Only:

- Golf Carts
- Forklift
- Patio Furniture
- Fireplace
- Grills
- Large Inventory Of Golf Cart Parts



Scan for auction
details, including
directions.

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



Parcel #1

Well maintained mixed use commercial building built in 1972 w/ 5,478 SF. Currently has been operating for the past 12+ years as Fairway Fireplace & Patio. Building features several retail show rooms, service/parts counter, break room, restroom, mechanics bay & spacious second level storage area w/ office. Building is easily accessible w/ (3) 8' overhead doors & (1) 10' overhead door. Loading dock provides easy loading & unloading. Mini split units for heating & cooling. Well & septic. Ample asphalt/gravel parking area. Lot has 205' of road frontage w/ .58 acres. This building features a lot of curb appeal and could be adaptable for many uses. Zoned B-3 commercial business for many possibilities. Convenient location! Parcel #1628278. Yearly taxes are \$1,805.30.

Parcel #2

Steel 24 x 36 garage built in 1992. Building features 10' overhead door, concrete floor & electric. Lot has 139' of Frontage w/ .48 acres. Ample gravel parking area. Zoned B-3 commercial business. Parcel #1628276. Yearly taxes are \$648.98. Note: Properties will be offered separately and together and sold whichever way brings the most.

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: CSDI, LLC





Online Only Auction Golf Carts, Patio Furniture, Fireplaces, Grills, Large Inventory of Golf Cart Parts

Starts: Fri., Oct 4., 2024, 12:00 PM

Ends: Fri., Oct. 11, 2024, 12:00 PM

Preview: Thur., Oct. 10, 2024,
10:00-11:00 AM

Pickup: Mon., Oct. 14, 2024, 11:00
AM-2:00 PM



Remaining Gas & Electric Club Car Golf Carts, Accessories & Parts Inventory; Used Golf Carts Parts Inventory inc. Chargers; Premium Club Car Seats; Golf Cart Rims & Tires; LP Linde H20 Forklift Model #20CT-600Green Mountain Grills; Electric & Gas Fireplace Inserts; Gas Log Sets; Outdoor Poly Furniture inc. Sea Side Casual, Comfort Time & El Woods; Fireplace Log Racks; The Outdoor Great Room Fire Pits; Gas Stoves; Stove/Exhaust Piping; Outdoor Gas Tank w/ 110v Pump; Office Furniture.



Online Terms: Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,000 or greater. 15% buyer's premium on all sales. No Shipping. Pick Up Only. All items must be removed during pick up time or items will be forfeited. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



Scan for auction
details, including
directions.