

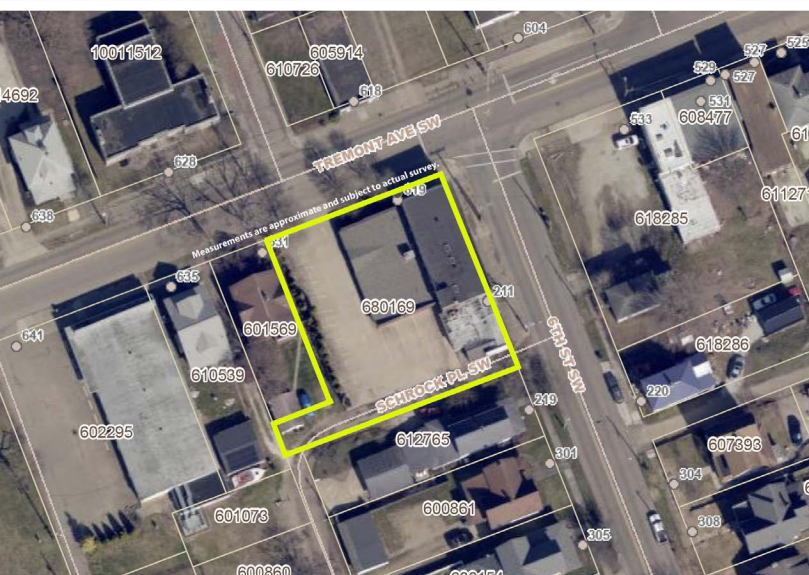
# ABSOLUTE AUCTION

FRIDAY, JANUARY 31, 2025, 12:30 PM

OPEN HOUSE: MONDAY, JANUARY 27, 2025, 3:00-4:30 PM



COMMERCIAL REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING

### REAL ESTATE

Commercial opportunity! Former 'The Twelve Inc.' office building. 8,000+/- sq. ft. mixed commercial space featuring offices, retail, executive suites, and paved parking lot. Could be converted to a multitude of uses and/or multiple businesses. Zoned B-1. Located off Tremont Ave. near the top of the Viaduct. Property is ideally located with proximity to OH-21 and US-30. Main level features a reception area, offices, kitchenette, storage areas, elevator and stair access to 2nd level. Loads of potential for varying businesses. 2nd story boasts additional offices with grand executive suite and conference room. This property is turn-key and a must-see! Join us for an open house January 27, 2025, 3:00-4:30 PM. Onsite and Online Bidding Available. Stark Co. parcel #680169. Half year taxes are \$6,005. Financing available to qualified bidders.

### 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  
The Candence Care Network

8,000+/- SQ. FT.  
COMMERCIAL  
BUILDING

Offices, Retail Space,  
Executive Suites

619 TREMONT AVE. SW,  
MASSILLON, OH 44647

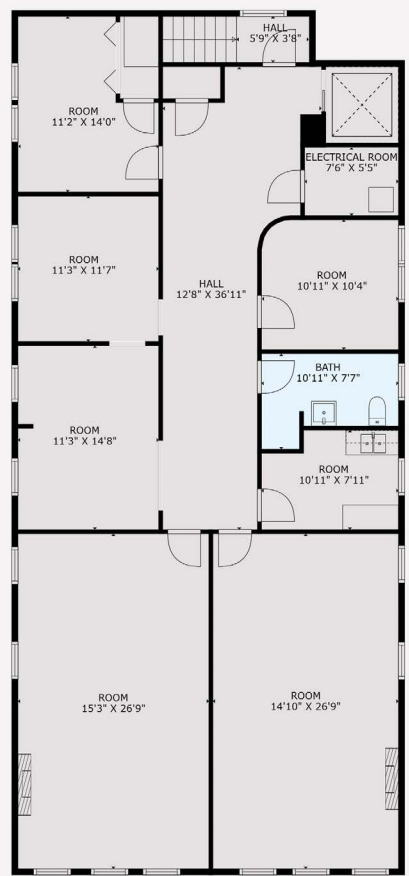
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All sells to the highest bidder on location.



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**REALTORS**  
**AUCTIONEERS**  
**ADVISORS**

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