

# ABSOLUTE AUCTION

MONDAY, APRIL 28, 2025, 12:30 PM  
LIVE AUCTION W/ ONLINE BIDDING AVAILABLE



COMMERCIAL  
REAL ESTATE



## INCOME PRODUCING Multi-Tenant Office & Retail Building Complex

Jackson Twp., Stark County

2259 WHIPPLE AVE. NW,  
CANTON, OH 44708

Property features include two buildings. The first building offers approx. 5,784 sq. ft. of office and retail space with a total of 5 different rental spaces as well as a basement and attic area. The second building has two tenants and is a mixture of warehouse and office space with approx. 1,900 sq. ft. of space. Six out of seven spaces are rented with the tenants either being month to month or less than a year left on their lease. The combined current rent projections for 2025 are \$44,556; this does not include the vacant unit. Taxes per half year are \$3,266.

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**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 Referred By:** Wick Hartong of Putman Properties.

**Auction By Order Of:** Tunji-Mae LLC.



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