

ABSOLUTE AUCTION

TUESDAY, JULY 7, 2026, 12:30 PM
LIVE AUCTION WITH ONLINE BIDDING AVAILABLE



COMMERCIAL
REAL ESTATE



VERSATILE COMMERCIAL PROPERTY WAREHOUSE, STORAGE & BUSINESS USE

9,873 Sq. Ft. Commercial
Building, 3.367 Acres,
Public Utilities, Non-
conforming Zoning
Stark County, Massillon City

859 WELLMAN AVE. SE,
MASSILLON, OH 44646

Affordable warehouse and business-use opportunity on 3.367 acres in the City of Massillon. Stark County parcels #612113, #612114, and #615194. Property features a 9,873-square-foot brick and steel commercial building built in 1928 with a durable steel roof, city water and sewer, and convenient access to area highways and services. Currently zoned R-1 with non-conforming use status. Real estate taxes are \$3,286.12 per year. The building offers a front office entrance with office space and one-half bath, heated by a gas furnace. The main warehouse area includes five overhead doors, concrete floors, and all-brick construction. Additional improvements include the former "Hot Rod Shop" with floor heat supplied by a water heater and two overhead doors, plus a separate tool shop area providing additional workspace and storage. Property lends itself to warehouse, contractor, automotive, hobby, storage, or light business uses.

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Information is believed to be
accurate but not guaranteed.
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Absolute Auction.
All sells to the
highest bidders.



MASSILLON CITY SCHOOLS. OPEN FOR INSPECTION AUCTION DAY BEGINNING AT 11:30 AM OR BY APPOINTMENT.

Opportunity for owner-users, investors, and small-business operators to purchase a sizable commercial property at absolute auction.

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: GHP Interiors, Inc.



GEORGE P. KIKO
AUCTIONEER/REALTOR®
 330.418.1095
 george@kikocompany.com



GEORGIA KIKO ADAMS
AUCTIONEER/REALTOR®
 330.413.2815
 gadams@kikocompany.com



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