

ABSOLUTE AUCTION

STARTS: SUNDAY, AUGUST 9, 2026, 1:00 PM
ENDS: FRIDAY, AUGUST 14, 2026, 1:00 PM



INVESTMENT
OPPORTUNITY

AUCTION #1



(3) INVESTMENT PROPERTIES, MIXED-USE, SINGLE- FAMILY, DUPLEX

HARRISON AVE. SW & 9TH ST.
SW, CANTON, OH 44706

Real Estate Overview: Attention real estate investors, exciting opportunity to purchase up to three income producing properties at absolute auction. Commercial mixed-use, single-family residential, and residential duplex all within a quarter mile of each other. Opportunity to start or grow your real estate portfolio. Buy one or buy all, online only. Call auctioneer with any questions.

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Information is believed to be
accurate but not guaranteed.
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Scan for auction
details, including
directions.

Absolute Auction.
All sells to the
highest bidders.

Auction #1: 900 Harrison Ave. SW, Canton, OH 44706 (Apartment mailing address: 2128 9th St. SW) - Mixed use property, having a commercial restaurant space in lower level, currently occupied, and an upstairs single-unit apartment. Apartment was formerly a 3-unit, now having 2 kitchens, 5 beds, and 2 full baths, with potential for conversion. Building is approx. 3,900 SF total, situated on 0.06-acre city lot with city utilities. Stark County parcel number 203119. Current half year taxes are \$1,202.

Auction #2: 904 Harrison Ave. SW, Canton, OH 44706 - Single-family home, currently occupied with approx. 1,368 SF, 3 beds and 1 full bath. Situated on 0.06-acre city lot with city utilities. Stark County parcel number 213000. Current half year taxes are \$494.

Auction #3: 2404 9th St. SW, Canton, OH 44710 - Duplex, each unit currently occupied. Lower unit offers approx. 728 SF with 1 bed and 1 full bath. Upper unit offers approx. 728 SF with 2 beds and 1 full bath. Situated on 0.14-acre city lot with city utilities. Access to back drive from Grigsby Pl. Stark County parcel number 217015. Current half year taxes are \$661.

Note: Properties will be open for inspection Monday, August 10th from 12:00 PM to 1:00 PM.

Terms On Real Estate: 20% 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 sold as Separate Parcels and not to be offered as an Entirety.



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**REALTORS
 AUCTIONEERS
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