



**532 Clarendon Ave NW, Canton OH 44708**

**Absolute Auction**

**Investment Opportunity**

**Canton, OH ~ Stark Co.**

**Attention Investors, Entrepreneurs, Rehabbers**

**2,000 Sq Ft First Floor – 2,000 Sq Ft Basement**

**Customize-to-suit**

**ONLINE ONLY**

***Starts: Thursday – May 1, 2025 – 8:00 AM***

***Ends: Thursday – May 8, 2025 – 7:00 PM***



1147 Whipple Ave NW  
Canton, OH 44708



SCAN THE CODE  
TO REGISTER  
FOR ONLINE  
BIDDING

# Open for viewing Monday, May 5, 2025 – 10:00-11:00 AM

- ONLINE AUCTION – Unique Opportunity!
- Spacious 4,000 sq. ft. brick building on city utilities with 3 electrical services (2×200 amp, 1×100 amp).
- Current taxes just \$247.01 per half year. Zoned R1A – check with city zoning for your potential uses!
- Prime location – just minutes from I-77, shopping, and in the Canton City Schools district.
- This versatile space offers transformation potential – imagine converting it into an open-concept home, studio, or more.
- ONLINE BIDDING ONLY
- Customize-to-Suite
- Property needs rehabbing
- Immediate possession!
- Opportunity is here—explore the potential!
- Better take a look!



## Terms on Real Estate

25% 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.

**Auction by Order of:** Donovan Menegay & Narian Parbatie

**Auction Conducted by:** Whipple Auction & Realty



*Thank you for voting for us!*



**Auctioneer/Realtor**  
**John A. Marino**  
**&**  
**Joe W. Marino, CAI**

