

ABSOLUTE AUCTION

FRIDAY, MAY 1, 2026, 12:30 PM
LIVE ONSITE WITH ONLINE BIDDING AVAILABLE



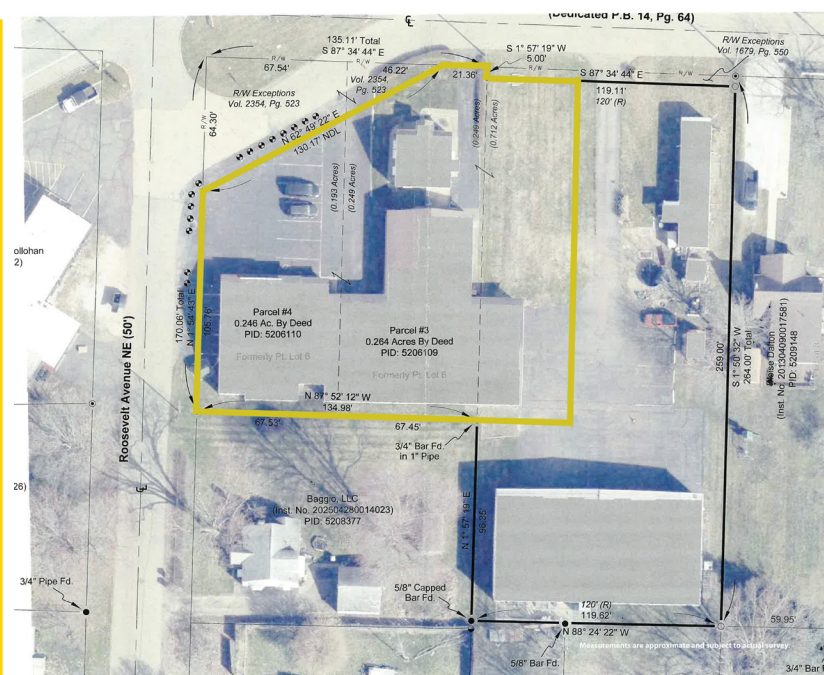
COMMERCIAL
REAL ESTATE



**8200+ SQUARE
FOOT COMMERCIAL
BUILDING WITH 8
GARAGE DOORS**
B-2 Zoning
Multiple Offices,
Conference Rooms, 2
Bathrooms, Extra Storage,
2-Bedroom Rental House
Paved Parking, Public
Utilities, Multiple Separate
Entrances For Possible
Commercial Rental
Income

Plain Township, Stark County, OH

2202 & 2210 31 STREET NE,
CANTON, OH 44705



Real Estate offers a multi-use facility that includes multiple individual offices, conference rooms, 2 bathrooms, heated shop space, storage and heated garage space. Additional features include multiple entrances, paved parking, breaker electric, public utilities; the building is all block with a shingled roof. Included in the sale is a two-bedroom rental house that offers kitchen with appliances, living room, 1.5 bathrooms, full basement with glass block windows, breaker electric, gas forced air heat, central air, sitting room, and a paved driveway.

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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.



Auctioneers Note: Property has been very well maintained and is ready for a new owner. High traffic count is a plus along with a convenient location to main highways.

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: Beverly M. Kell and Susan A. Cleavenger, Co-Trustees of The Beverly M. Kell Revocable Trust.



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