

ABSOLUTE AUCTION

WEDNESDAY, APRIL 16, 2025, 12:30 PM



COMMERCIAL
REAL ESTATE



COMMERCIAL PROPERTY OPPORTUNITY

Summit Co.,
Springfield Twp.

1177 CANTON RD.,
AKRON, OH 44312

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- Cozy Interior W/ Two Baths And 2 Gas Fireplaces
- Built In 1974
- Approx. 2,088 Sq. Ft. Of Space
- Parking In Front & Back
- Deck Overlooking Back
- Zoned C-1
- Summit County
- Springfield Twp.
- Previously Operated As An Ice Cream/Coffee Shop
- High Traffic Area



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AUCTION OPPORTUNITY!

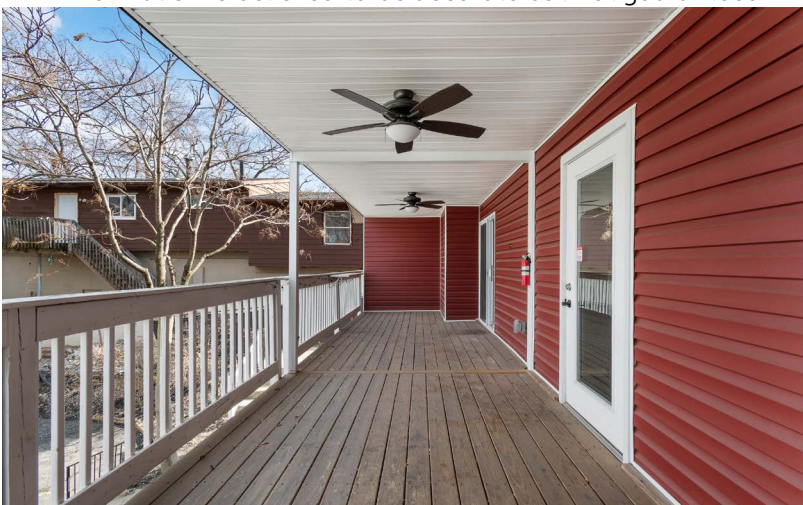
Nestled in the heart of Springfield Township, this commercial building, previously operating as an ice cream/coffee shop, offers opportunity.

KEY FEATURES:

- **Inviting Curb Appeal & Prime Location:** Located in a high-traffic area, this building has good visibility, ideal for any business concept.
- **Versatile Layout:** Cozy interior w/ two baths and gas fireplace on 1st floor with an open layout offers a lot of possibilities. Access to deck overlooking back of property large enough for tables. Lower level has an additional gas fireplace, storage, usable space, and access to back parking lot.
- **Ideal For Various Business Types:** Whether you're looking to continue the ice cream/coffee shop, open a café, professional office, or retail establishment, this location has a lot to offer and is move-in ready.
- **FAQ:** Built in 1974. Approx. 2,088 sq. ft. of space. Parking on front as well as back of property. Summit Co. parcel #51-00617. Zoned C-1. Call to schedule a showing or see when open house inspection dates are. Opportunity is knocking!

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.



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