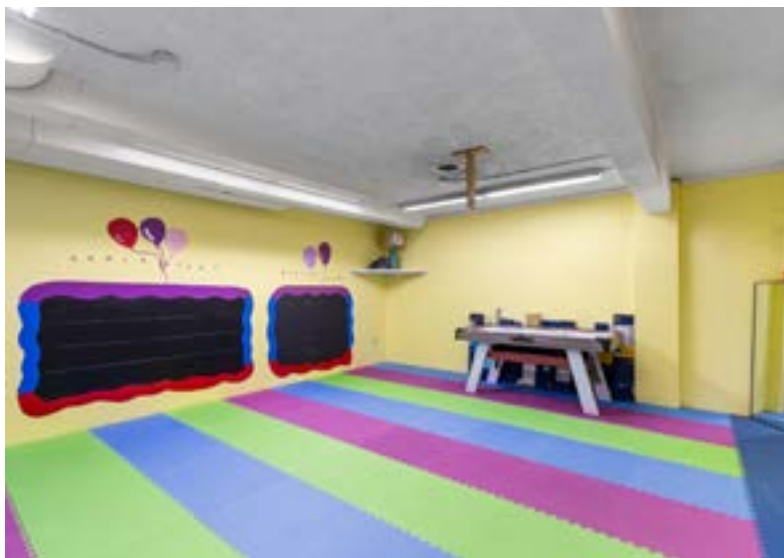




ABSOLUTE AUCTION

SATURDAY, AUGUST 1, 2026, 11:00 AM



COMMERCIAL OPPORTUNITY



6,251 SQ. FT. COMMERCIAL BUILDING & DEVELOPMENT LAND

Portage Lakes Area

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- Nearly 6 Acres Total Across Four Parcels
- Prime South Main Street Location
- Ample Parking And Outdoor Space
- Flexible Floor Plan Adaptable To Numerous Uses
- Convenient Access To I-77, Shopping, Restaurants, And Recreational Amenities
- Significant Redevelopment And Investment Potential



GREGORY J. KING II
AUCTIONEER/REALTOR®
330.819.6802
gking@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

2540 S. MAIN ST.,
AKRON, OH 44319

Information is believed to be accurate but not guaranteed.
KIKO Auctioneers

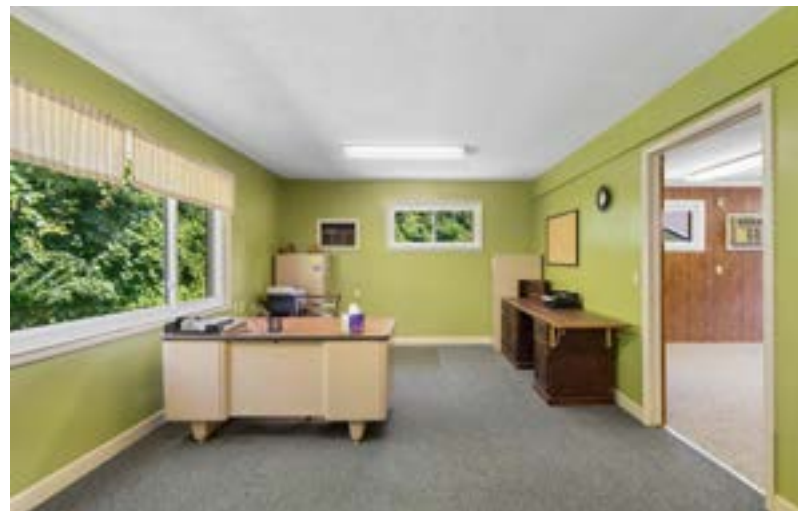


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Scan for auction details, including directions.

Absolute Auction.
All sells to the highest bidders.



An exceptional opportunity to purchase a versatile commercial property in the highly desirable Portage Lakes area of Akron. This offering includes a 6,251 sq. ft. commercial building situated on nearly 6 acres across four parcels, providing endless possibilities for investors, developers, business owners, and entrepreneurs. The property has successfully operated as an event center, daycare facility, and auction house, showcasing its flexibility for a variety of commercial, institutional, and redevelopment uses. Easement access to parcel #2.

Parcel #1: Includes a 6,251 sq. ft. commercial building and two adjoining land tracts. Parcels #1901928, #1901925, & #1901926.

Parcel #2: 2.7 acres adjoining land, parcel no. 1910334.

Potential Uses:

- Event Center/Banquet Hall
- Daycare Facility
- Auction Facility
- Church or Community Center
- Office or Professional Space
- Contractor Headquarters
- Storage and Equipment Facility
- Commercial Redevelopment
- Investment Property

Note: Property available for inspection prior to auction. Owner financing available. Contact auctioneer for more details.

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. Property to be sold as an Entirety and not to be offered in separate parcels.