

AUCTION #2



AUCTION #3



AUCTION #4



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 offered as a Multi Par auction and sold whichever way it brings the most.



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KIKO Auctioneers



ABSOLUTE AUCTION

FRIDAY, MARCH 20, 2026, 12:30 PM



COMMERCIAL
REAL ESTATE



ATHENS RESTAURANT, TURNKEY OPPORTUNITY

Commercial Lots, Residential Lots

816 HARRISON AVE. SW,
CANTON, OH 44706

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LIVE ONSITE WITH ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- Auction #1: Turnkey Restaurant
 - Commercial Building W/ 4,000+ SF On Main Level
 - High Traffic Corner Lot
 - Full Line of Kitchen Equipment and Contents Included
- Auction #2: Paved Parking Lot
 - Commercial Zoning
- Auction #3: Vacant Residential Lot
- Auction #4: Vacant Residential Lot



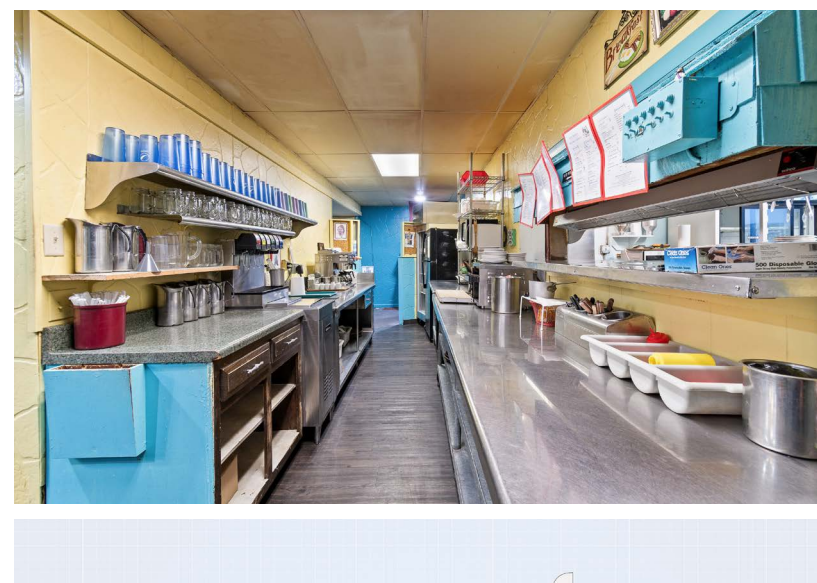
Scan for auction details, including directions.

Absolute Auction.
All sells to the highest bidders.

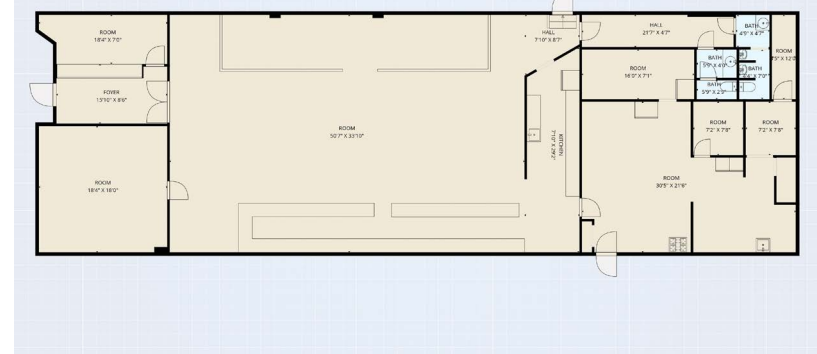


After 50+ years of happily serving the Canton community, Athens Restaurant owner has made the difficult decision to retire. Athens has been a staple in the Canton area for decades, with a long standing, strong track record. The opportunity is now yours, the public, to bid on and buy this community landmark. Do not miss this exciting auction. Property to be offered as follows:

Auction #1: Attention entrepreneurs and investors, turnkey restaurant opportunity! Athens restaurant, located at the corner of Harrison Ave. and 9th St., a high traffic corner lot, with a 35-space private parking lot, as well as a 4-space employee parking lot, totaling approx. 0.4 acre. A very clean, well cared for property that has been meticulously maintained by the same owners for 50+ years. Offering over 4,000 SF on main level, plus 4,000+ SF in full unfinished basement. Enter through the pastry kitchen area and into the large dining room area, including open kitchen style bar seating, full of the famous decor that helped make this place so special. In the rear, you will find a sizable full commercial kitchen, including everything necessary to begin your restaurant dream. Equipment includes but is not limited to: walk-in freezer, Vollrath walk-in cooler, Dubick double pizza oven, Koolaire ice machine, (2) hood systems, True cooler, American Range fryer, Vulcan flat top, Cook Rite by Atosa, Franklin Chef broiler, Autodonor vertical broiler, Beverage Air and Frigidaire freezers, pastry and display cases, many stainless steel prep tables and stations, and many more small appliances, dinnerware, tables and chairs, etc. All equipment has been maintained and serviced regularly. Few pieces are leased, call auctioneer to discuss details. Property is equipped with a Vector security system, as well as private indoor/outdoor security cameras. Public utilities, full basement. Stark County parcels #245223, #202107, and #217335.



Auction #2: Private paved parking lots with approx. 42 spaces, having good frontage on Harrison Ave. with a total of approx. 0.269 acres. This auction includes 2 parcels, selling together, separated by Strasser Place roadway. Commercial zoning. Historically used as overflow parking for Athens restaurant. Investment or business opportunity. Stark County parcels #244313 and #244312.



Note: Auctions #1 and #2 will be sold using the multi-par auction process. They will be offered separately and together and will be sold whichever way brings the most money.

Auction #3: Vacant residential lot at corner of Harrison Ave. and 7th St., approx. 0.085-acre. Public utilities available. Stark County parcel #226329.

Auction #4: Vacant residential lot on Harrison Ave., approx. 0.085-acre. Public utilities available. Stark County parcel #221178.

Note: Auctions #3 and #4 will be sold separately and not together.

