



AUCTION

LEADING THE INDUSTRY SINCE 1945

MONDAY – MAY 23, 2016 – 5:30PM

Great Income Opportunity!

FOUR & TWO BEDROOM DUPLEXES

Built in 2015 - New Philadelphia Schools

ABSOLUTE AUCTION, All sells to highest bidder(s) on location:

**220-222 4th Dr. SW New Philadelphia, OH 44663 &
433-435 Bank Ln. SW New Philadelphia, OH 44663**

Directions: Take S. Broadway St. south of Rt.39 (High Ave) to Front Ave. then east to 4th Dr. and south to auction. Watch for KIKO Signs



SALE #1

433-435 Bank Ln. SW



SALE #2

220-222 4th Dr. SW



REAL ESTATE:

SALE #1: 433-435 Duplex comprising four bedrooms each side, kitchen, living room and garage. Utilities separate for each unit. Tenants pay all utilities including sewer and trash. Gross annual income \$19,800.00.

SALE #2: 220-222 Duplex comprising of two bedrooms each side, kitchen, living room, finished basement and garage. Utilities separate for each unit. Tenants pay all utilities including sewer and trash. Gross annual income \$17,400.00.

NOTE: Property open auction day only starting at 4:00PM. Make plans now to buy one or both of these great properties!

REAL ESTATE TERMS: 10% down auction day, balance due at closing. There will be a 10% buyer premium added to the final bid to determine 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.

REALTOR: James A. Pietro, Ext.242

AUCTIONEER/REALTOR: Eugene R. Kiko, Ext 113

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330.343.7355 • kikoauctions.com

