



# AUCTION

LEADING THE INDUSTRY SINCE 1945

**MONDAY – NOVEMBER 14, 2016 – 12:30 PM**

## Attention Investors – Opportunity Knocking

**OWNER RETIRING – 44-PAD MOBILE HOME PARK W/DUPLEX**

High Traffic Count – City Utilities - Plenty Of Growing Potential

Corner Lot – U-1 & U-2 Zoning - Summit County – Akron, OH – Akron Schools

Absolute auction, all sells to the highest bidder on location:

**465 CANTON RD., AKRON, OH 44312**

**Directions:** From I-76 and E. Market St., go southeast on E. Market to south on Canton Rd. (91), property on the corner of Canton Rd. and Zesiger Ave. Watch for KIKO signs.



Real estate is known as the White House Mobile Home Park and offers 44 pads and a duplex rental property. Property features: public utilities that the tenants pay, easy location to schools, shopping, public transportation, and highways. Pad rents are \$255 per month. 14 units are currently rented (33% occupancy). There is unlimited growing potential to make this your cash cow investment. Also transferring will be approximately 16 mobile homes.

**AUCTIONEERS NOTES:** This property offers U-1 & U-2 zoning and could offer a multitude of other uses.

**TERMS ON REAL ESTATE:** 15% 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:** White House Mobile Home Park  
**AUCTIONEER/REALTOR:** Randy Compton 330-704-5702

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