



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**THURSDAY – DECEMBER 1, 2016 – 12:00 PM**

## Attention Investors

**RENTAL INCOME OPPORTUNITY**

Duplex & Home On One Lot - Akron – Summit County

**ABSOLUTE AUCTION**, All sells to highest bidder on location:

**1094 & 1094 1/2 EMMITT RD., AKRON, OH 44306**

**Directions:** From Arlington Rd. just south of Waterloo Rd. & RT 224 or north of Swartz Rd. take Emmitt Rd. west to auction.

Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Real estate consists of a vinyl-sided duplex with kitchen, living room, 3 bedrooms, and full bath down. There is a kitchen, living room, one bedroom, and full bath in the upper unit. The duplex has a full basement, breaker electric, and gas heat. The home has a kitchen, living room, one bedroom, full bath, basement, breaker electric, and gas heat. All units on separate utilities. City water & sewer. 105'x137' corner lot. Duplex needs remodeled and updating. Great opportunity, 3-unit income on one lot. Convenient location. Open auction day at 10:30 AM for viewing. Check out [www.kikoauctions.com](http://www.kikoauctions.com) or call John, 330-418-4963 for brochure and more information.

**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:** Ezra & Evelyn McHenry  
**AUCTIONEER/REALTOR:** John W. Slagle



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