



AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – JULY 26, 2017 – 12:00 PM

Quality Twinplex

VERY CLEAN – OWNER OCCUPIED – TWO-CAR GARAGE

Updates Include: Windows – Furnace – AC Units – Electric – Garage Doors
Summit County – Akron City Schools

After 41 years owners are moving south! Absolute auction, all sells to the highest bidder on location:

1638 & 1640 LIBERTY DR., AKRON, OH 44313

Directions: Take I-77 just north of Akron to the Mull Ave./White Pond Dr. exit (#132). Stay right onto Mull Ave., turn right onto Mull Ave. then left onto S. Hawkins. Take S. Hawkins north to Liberty Dr. and left to auction. Watch for KIKO signs.



Twinplex features a nice blacktop driveway leading to detached 2-car garage with updated garage doors. Both units are identical; main level having a kitchen with dining area and living room, upper level has two bedrooms and full bath. Full divided clean basement for each unit. Separate gas and electric meters and one water/sewer meter. Each unit has separate Carrier furnaces and AC units (installed in 2010). Updated electric breaker boxes, 3-yr.-old replacement windows w/ 30 yr. transferable warranty, and updated rear storm doors. Each unit comes with a stove and refrigerator. Built in 1971 having approx. 1,820 sq. ft. total. Half year real estate taxes are \$1,374.73. Building will be open auction day only starting at 11:00 AM. Call Jeff Kiko with any questions on how to buy.

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, which goes to the seller. 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: Robert C. Sutter
AUCTIONEER/REALTOR: Jeff R. Kiko, 330-206-1079 or
jeffkiko@kikocompany.com



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com

