



Auction #2



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Explore Your Options

# AUCTION

LEADING THE INDUSTRY SINCE 1945

Monday – September 18, 2017 – 6:00 PM

## Two Clean Income Properties

Jamestown, PA – Mercer Co.

**Auction #1** – 309 Liberty St. (SR 58) – Updated Brick Victorian Converted Into Two Units With Efficiency Apartment In Back – 3 Units Total – Residential or Commercial

**Auction #2** – 306 Jackson St. – Three-Unit Residential With Updates

Both With Public Utilities – Both Will Be Sold From Auction #1 Location & Will Be Open For Inspection At 4:30 PM Auction Day

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

**309 Liberty St. (SR 58), Jamestown, PA 16134.**

**Directions:** Take PA Rt. 58/US 322 to center of Jamestown and auction #1. Auction #2 is one block north of auction #1.

Watch for KIKO signs.



Auction #1



Auction #2

**Auction #1** – Three units total – 309 Liberty St. – Brick Victorian lower level unit with large applianced kitchen, dining room, living room area, laundry area, two bedrooms and full bath. Rear entrance and common front entrance with wheelchair ramp. FA gas furnace in basement, breaker electric, central air. Upstairs unit with common front entrance, rear outside staircase. Applianced kitchen, laundry, living room, two bedrooms, FA gas furnace. Building has all replacement windows. Separate gas and electric meters. Adaptable to different uses, office space, hair salon, etc. Good road exposure. Circle drive with off street parking. Stand-alone efficiency apartment in rear on slab with applianced kitchen, living area, and bathroom. Total electric with separate meter. Two larger units have separate electric and gas meters.



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**Auction #2** – 306 Jackson St. – Ground level unit with applianced eat-in kitchen, living area, two bedrooms, and bathroom. Upper unit with applianced kitchen, living room, dining room, bathroom, and two bedrooms. Upper second unit efficiency apartment with applianced kitchen, living area and bathroom. Gas boiler heat. All separate electric meters and hot water heaters. Replacement windows throughout. Common area on main level with coin laundry.

Note: Open auction day at 4:30 PM. Take advantage of these clean income properties. All public utilities. Both sold from Auction #1 location on Liberty St. Call today to find out how to bid and buy.

**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, 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.

**Auctioneer/Realtor:** Rudy W. Kiko, 330-540-2416, rudykiko@kikocompany.com - RS322138 & AU005639. Russ Kiko Assoc. #AY000170L.

**Auction By Order Of:**

Michael & Donna Mamiskas & Kenneth & Cheryl Matushevski.

