



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Friday – October 27, 2017 – 11:00 AM**

## UP & DOWN DUPLEX HOME – ZONED B-2 GENERAL BUSINESS CITY UTILITIES

Owner retired from insurance business. **ABSOLUTE AUCTION**, All sells to highest bidder(s) on

location: **9 & 11 Stambaugh Ave., Girard, OH 44420**

**Directions:** Take Rt. 422 west of I-80 to Girard and left on Stambaugh. Across the street from Rite-Aid. Watch for KIKO signs.



2,150 sq. ft. – Main level was insurance office or residence. 4 rooms plus kitchen and bath – front and rear entrance, 1,021 sq. ft., 2nd level is 1,130 sq. ft. apartment – front and rear entrance. Shared divided basement, separate utilities, modern FA gas furnace, breakers, and replacement windows. Updated baths and kitchen. Lot size 44 X 98. Shown by appointment or open 1 1/2 hrs before sale.

**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:**

Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923

### **Auction By Order Of:**

Richard & Sandra Keck



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**



