



AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – July 25, 2018 – 6:00 PM

Investment Opportunity

3 Triplexes In Lake Township – 1-Acre Residential Building Lot

Buy One Or All Four – Each Unit Having 2 Bedrooms And 1.5 Baths

Stark County – Lake Local Schools

Owners are downsizing. Absolute auction, all sells to the highest bidder(s) on location:

13224 Mogadore Ave. NW, Uniontown, OH 44685

Directions: From Uniontown, OH take SR 619 east of Cleveland Ave. to Mogadore Ave. then north to auction. Or take SR 619 west of Hartville, OH to Mogadore Ave. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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KIKO AUCTIONEERS

2722 Fulton Dr. NW, Canton, OH 44718

kikoauctions.com

Wednesday – July 25, 2018 – 6:00 PM

INVESTMENT OPPORTUNITY

THREE TRIPLEXES IN LAKE TOWNSHIP
1-Acre Residential Building Lot – Buy One Or All
Four – Each Unit Having 2 Bedrooms And 1.5
Baths – Stark County – Lake Local Schools



Members – State and National Auctioneers Association



AUCTION #1: 13244 & 13224 Mogadore Ave. NW Uniontown - (2) Triplexes on two parcels situated on 2.33 acres total. (Parcel #s 2202467 & 2202466). Each unit having single-car garage, gas furnace w/ A/C, breaker electric, kitchen, half bath, dining area, living room, two bedrooms and full bath. Each unit rents for \$600.00 per month and tenants pay water, gas, trash and electric. Gross yearly income for both buildings is \$43,200. Triplexes were built in 1975 and each having approx. 3,120 sq. ft. Shared driveway with separate septic systems and public water. 13244 Mogadore Ave. half taxes are \$2,082.04 and 13224 Mogadore Ave. half taxes are \$1,977.39 (These two buildings will be sold together).

AUCTION #2: 13200 Mogadore Ave. NW Uniontown - Triplex situated on a 1-acre lot, (Parcel # 2204248). Each unit having single-car garage, gas furnace w/ A/C, breaker electric, kitchen, half bath, dining area, living room, two bedrooms and full bath. Rents are \$500, \$585 and \$600 per month with tenants paying water, gas, trash and electric. Gross yearly income is \$20,220. Triplex was built in 1975 having 3,120 sq. ft. All with public water and septic system. Real estate half taxes are \$2,023.19.

AUCTION #3: 13180 Mogadore Ave. NW Uniontown - (Parcel #2200517) 1-acre vacant lot. Zoned R1 Low Density Residential. 100'x 438' lot with rough old garage building. Water is available at the street. Half taxes are \$337.52.

AUCTIONEER'S NOTE: Long time ownership. Great opportunity to invest in some income-producing property. Units are rented. Please respect their privacy. Buildings will be open auction day only starting at 5:00 PM. 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.



Auctioneer/Realtor®

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