



# AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – OCTOBER 17, 2018 – 5:30 PM

## Investment Opportunity – 2 Auctions

2 DUPLEXES EACH ON .73 ACRES

Buy 1 Or Both, Not Offered Together - Each Unit Having 3 Bedrooms & 1.5 Baths  
Summit Co. – Green City – Green Local Schools

Owners are downsizing. Absolute auction, all sells to the highest bidders on location:

**AUCTION #1: 2470 & 2474 SPADE RD., UNIONTOWN, OH 44685**

**AUCTION #2: 2454 & 2458 SPADE RD., UNIONTOWN, OH 44685**

Directions: Take SR 619 east of RT 241 (Massillon Rd.) to Mayfair Rd., go south on Mayfair Rd. to Spade Rd. and left to auction.  
Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • [kikoauctions.com](http://kikoauctions.com)





**KIKO AUCTIONEERS**

2722 Fulton Dr. NW, Canton, OH 44718  
kikoauctions.com

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## INVESTMENT OPPORTUNITY 2 AUCTIONS

2 Duplexes Each On .73 Acres  
Buy 1 Or Both, Not Offered Together  
Each Unit Having 3 Bedrooms & 1.5 Baths  
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**Members – State and National Auctioneers Association**



**AUCTION #1 – 2470 & 2474 SPADE RD.:** Parcel #2800455. One-owner duplex situated on nice private .73-acre lot. Each unit having single-car garage, cement driveway, gas furnace, central air, living room, dining area, kitchen, first-floor bedroom, and half bath/laundry room. Second level has 2 additional bedrooms and full bath. Each unit rents for \$625 per month (security deposits are \$815 & \$765). Tenants pay for electric, trash, and gas. Owner pays for lawn and snow removal. 1 water well and 1 septic system. Gross yearly income is \$15,000. Duplex was built in 1973 having approx. 2,152 SF. Half year real estate taxes are \$1,673. Updated windows and shingles approx. 10 years ago.



**AUCTION #2 – 2454 & 2458 SPADE RD.:** One-owner duplex situated on nice private .73-acre lot. Each unit having single-car garage, cement driveway, gas furnace, central air, living room, dining area, kitchen, first-floor bedroom, and half bath/laundry room. Second level has 2 additional bedrooms and full bath. Each unit rents for \$625 & \$615 per month (security deposits are \$605 & \$615). Tenants pay for electric, trash, and gas. Owner pays for lawn and snow removal. 1 water well and 1 septic system. Gross yearly income is \$14,880. Duplex was built in 1976 having approx. 2,152 SF. Half year real estate taxes are \$1,499.50. Updated windows and shingles approx. 10 years ago.



**AUCTIONEER'S NOTE:** Longtime ownership. Great opportunity to invest in some income-producing property. Units are all rented, please be respectful of their privacy. Buildings will be open auction day only starting at 4:30 PM. Call Jeff Kiko with 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.



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