



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**FRIDAY – MARCH 15, 2019 – 1:00 PM**

## Income Opportunity – Cuyahoga Falls

**CLEAN BRICK 6 UNIT WITH PARKING GARAGE – TWO BED-ROOMS IN EACH UNIT – PUBLIC UTILITIES – OWNERS RETIRING**

Absolute auction, all sells to the highest bidder on location:

**2014 GERMAINE ST., CUYAHOGA FALLS, OH 44221**

**Directions:** Take Rt. 8 north of Akron to E. Portage Trail Ave. east .2 mile to Germaine St. and south 2 blocks to auction – OR – take Tallmadge Rd. NW of Howe Ave. 1 mile to Cook St. and right to Germaine St. and left to auction. Watch for KIKO signs.



All brick 6-unit building features front and rear entrance to common stairwell. Three levels each with two units – all having kitchen, large dining/living area, full bath and two bedrooms. All separate electric, central boiler with 7 zones, wall unit AC in each unit. 6-bay, 3-sided carport with large blacktop turn-around/additional parking and access off of the rear alley.

**Note:** Open auction day at 11:00 AM. This is a quality property with great income potential.

**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

**Realtor:** Melanie K. Royer, 330-831-1446

**Auction By Order Of:** Dennis & Mary Ann Bates. The Bates Family Limited Partnership.

Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**





**KIKO AUCTIONEERS**

2722 Fulton Dr. NW, Canton, OH 44718

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

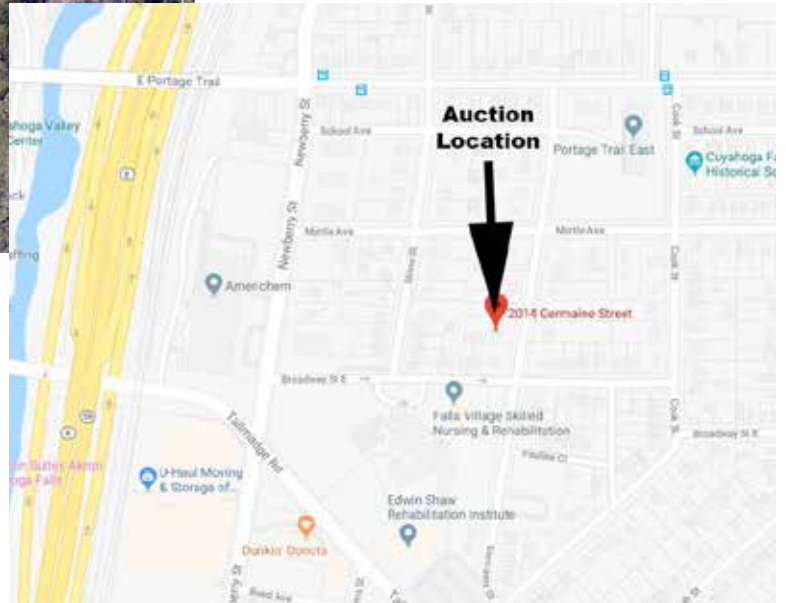
**Friday – March 15, 2019 – 1:00 PM**

## INCOME OPPORTUNITY – CUYAHOGA FALLS

Clean Brick 6 Unit with Parking Garage – Two Bed-rooms In Each Unit – Public Utilities



**Members – State and National Auctioneers Association**



Auctioneer/Realtor®  
**RUDY W. KIKO**  
330.540.2416  
[rudykiko@kikocompany.com](mailto:rudykiko@kikocompany.com)



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

