



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**WEDNESDAY – JUNE 5, 2019 – 1:00 PM**

## Attention Investors!

**4-UNIT APARTMENT BUILDING – 100% OCCUPANCY**

Plus 4 Adjoining Commercial Lots

Offered In Parcels & Together – High Traffic Exposure

Canton Twp. – Stark Co., OH – Canton Local Schools

Longtime owner is retiring. Absolute auction, all sells to the highest bidder(s) on location:

**119 46TH ST. SW, CANTON, OH 44706**

**Directions:** Take I-77 south of RT 30 to Cleveland Ave. exit (SR 800), go south on RT 800 to 46th St. and west to address.

Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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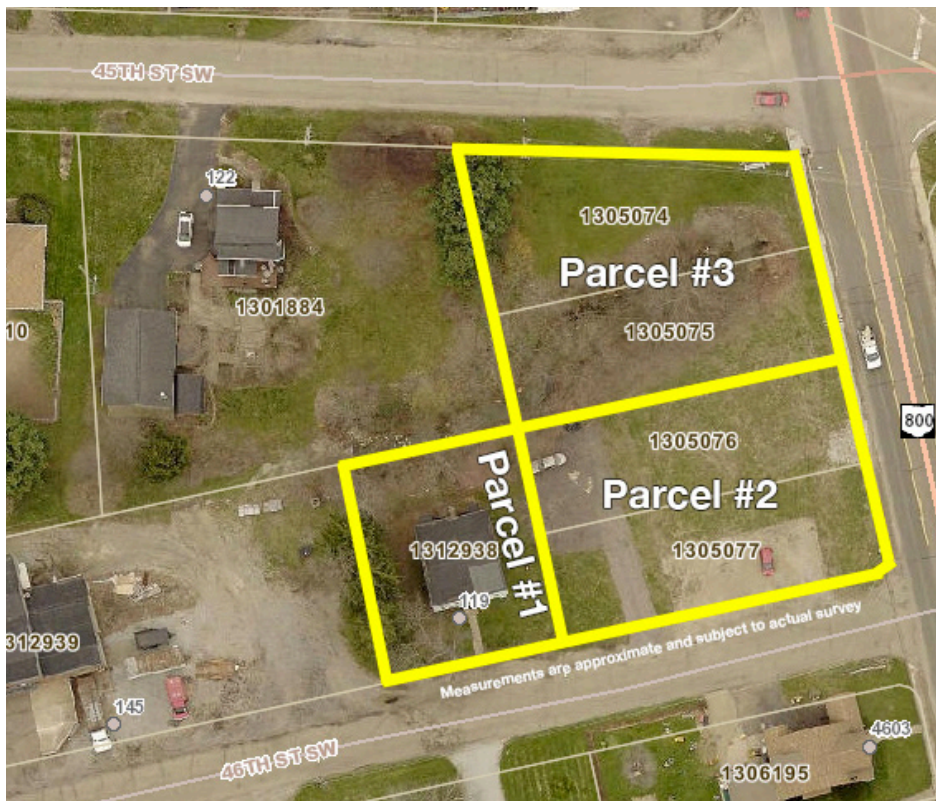


Real estate features a 2 story 4-unit apartment building with updates including gas boiler (new 2007), rubber roof (2008), windows (2007), and well pump (2017). 2 units up and 2 units down. Each unit has 1 bedroom, separate electric meters, and 4 electric water heaters. First floor units have basement access. 100% occupancy. Each unit pays \$430 per month plus electric. Landlord pays gas boiler & sewer!

4 adjoining commercial vacant lots with frontage along RT 800/ Cleveland Ave. Offered in 2 separate parcels. Sewer at the street! Each parcel will be 100' x 150' with frontage on 2 roads.

**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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

**AUCTION BY ORDER OF:**  
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