



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**WEDNESDAY – JULY 10, 2019 – 12:00 PM**

## Investment Opportunity!

**SPANISH STYLE 4-UNIT APARTMENT BUILDING  
CLEAN SINGLE-FAMILY HOME  
BRICK STOREFRONT BUILDING – CANTON CITY**

Absolute auction, all sells to the highest bidders from auction #1 location:

**216 13th ST. NE, CANTON, OH 44714**

**Directions:** From downtown Canton, OH take Market Ave. north of 12th St. to 13th St. and east to auction #1. Watch for KIKO signs.



**Auction #1**

Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**



**AUCTION #1 – 216 13TH ST. NE, CANTON, OH 44714:** Spanish style 4-unit apartment with 5,192 SF. Built in 1927. Each unit has 2 bedrooms, living room with fireplace, kitchen, and full bathroom. Divided basement with 5-car garage, 6 electric meters, and 5 gas meter hookups (currently set up on 1 meter). Updated windows in 2009 and 3-level elevator installed in 2008. Apartments were in the process of restoration, you finish. Auction #1 borders auction #2. Taxes are \$890 per half year.

**AUCTION #2 – 1215 WALNUT AVE. NE, CANTON, OH 44714:** Clean and ready to rent single-family home with 1,144 SF living area. Built in 1924. Main level has kitchen, living room with fireplace, and front door to the covered porch. Second level has 2 bedrooms and full bath. Divided basement with gas FA furnace. Updates include furnace, hot water tank, roof shingles, and vinyl siding. Auction #1 borders auction #2. Taxes are \$257 per half year.

**AUCTION #3 – 1330 MARKET AVE. S, CANTON, OH 44707:** 2-story commercial brick storefront building with 4,800 SF. Built in 1865. Multiple rooms on each level with restroom and small kitchen. Adaptable to many uses. Taxes are \$505 per half year.

**NOTE:** All 3 properties to be sold from 216 13th St. NE, Canton, OH 44714. Properties will be open at 10:30 AM auction day. Come prepared to buy 1 or more. Visit [www.kikoauctions.com](http://www.kikoauctions.com) for more details.

**TERMS ON REAL ESTATE:** 20% 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 sold as separate parcels and not to be offered as an entirety.



Auctioneer/Realtor®

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