



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Tuesday – August 20, 2019 – 1:00 PM**

**INVESTMENT OPPORTUNITY!**

## Duplex – Canton SW – Stark Co.

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

**1026 Park Ave. SW, Canton, OH 44706**

**Directions:** From RT 77 & Tuscarawas, take Harrison Ave. SW south to 10th St. SW & east to Park Ave. & south to auction.



Vinyl sided duplex, 2-bedroom, full bath units, kitchen & living area. Full basement w/ laundry access. Gas furnace. Gross \$1,175/mo. Owner pays water, trash, sewer & taxes (\$322.20 per half year.) Detached garage & storage space. 50' x 130' lot.

**NOTE:** Units will be open auction day starting at 12:00 PM noon.

**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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