



AUCTION

LEADING THE INDUSTRY SINCE 1945

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FRIDAY – SEPTEMBER 4, 2020 – 1:00 PM

Income Property

**SELLING 5 BRICK DUPLEXES AS AN ENTIRETY – 10 RENTAL UNITS TOTAL – EACH WITH TWO BEDROOMS
PUBLIC UTILITIES – ALL SEPARATE METERS – OFF STREET PARKING – BIDDING LIVE AND ONLINE**

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

741 HOLLYWOOD AVE., CUYAHOGA FALLS, OH 44221

Directions: From Rt. 8 take the Front St. exit (Rt. 59) to Hudson Dr. and north approx. 1 mile to Hollywood Ave. and right .2 mile to auction.

Watch for KIKO signs.



Real Estate: (759-761) (753-755) (747-749) (741-743) (735-737)
Hollywood Ave. – 5 duplexes each building – 1,390+ sq. ft. – each side features applianced kitchen, living room, two bedrooms and full bath. Laundry hookups. All units with FA gas heat, breaker elec, through-wall AC units, off street parking. All 5 buildings are adjacent and sell as an entirety. Cuyahoga City water, sewer and electric. Dominion gas. 5 units are currently rented and 5 are vacant. All have new gutters/downspouts and shingles last year. 4 units have garage parking. Tenants pay utilities, landlord pays trash. Property backs up to Ross Park. Open auction day 11:00 AM.



Information is believed to be accurate but not guaranteed. KIKO Auctioneers

800-533-5456 | kikoauctions.com

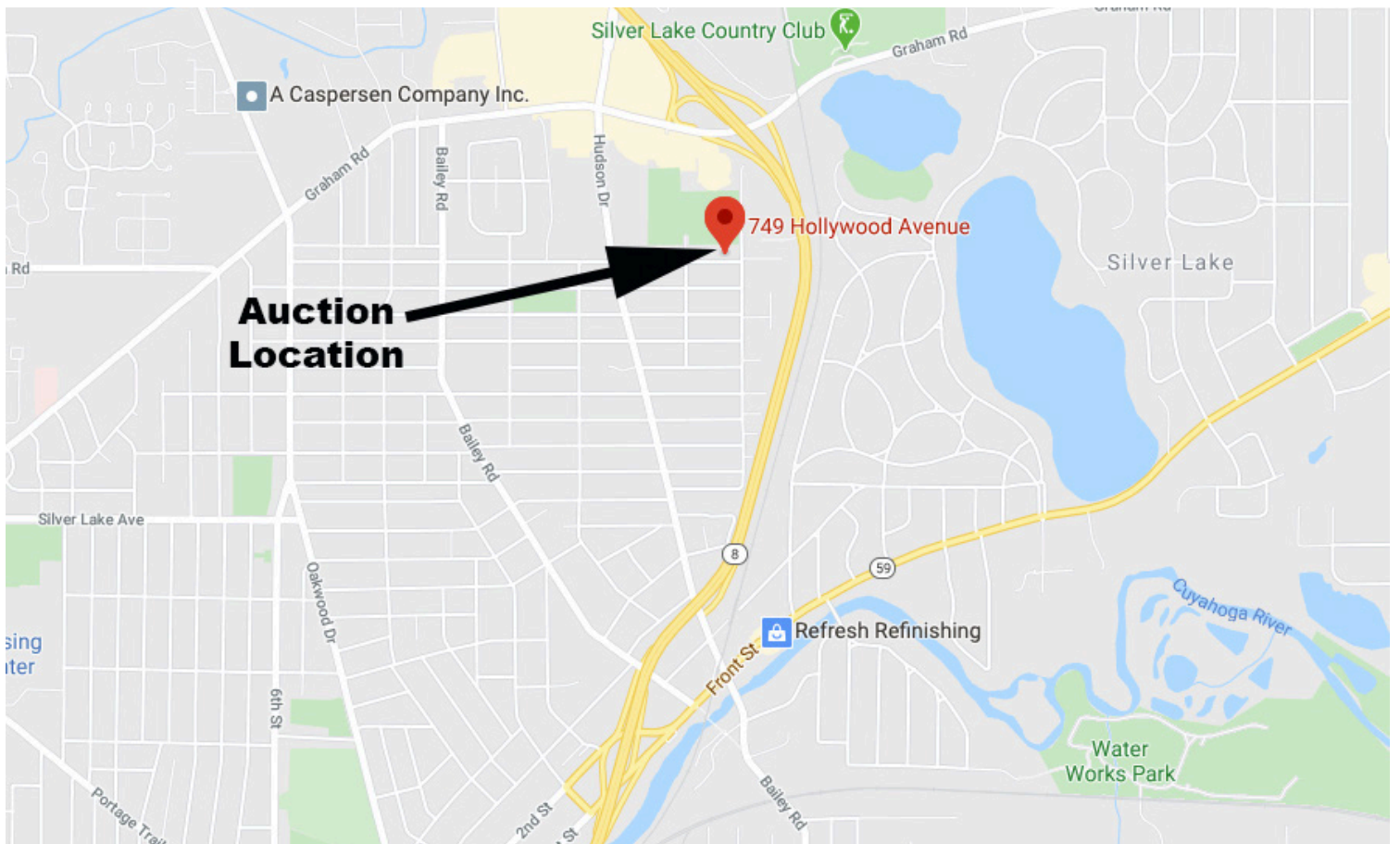




TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be sold as an Entirety and not to be offered in separate parcels.

Auction By Order Of: Bates Family Limited Partnership

All measurements are approximate and subject to actual survey



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