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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**WEDNESDAY – OCTOBER 7, 2020 – 1:00 PM**

**Clean Home W/ Garage – Adaptable For Duplex**  
ATTENTION INVESTORS - ZONED B-3 - CANTON CITY – STARK COUNTY  
Online Bidding Available

Absolute auction, all sells to the highest bidder. Location:

**2116 CLEVELAND AVE. NW, CANTON, OH 44709**

Directions: From SR 62 take 30th St. exit, then go west to Cleveland Ave. and south to auction. Watch for KIKO signs.



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

**800-533-5456 | kikoauctions.com**





**REAL ESTATE:** 2,404 SF 2-story home converted to an up/down duplex. First level has a kitchen, updated full bath addition, dining room, living room, and family room. Second level has an updated full bath, kitchen, laundry area, and 3 bedrooms. Third story w/ high ceilings, good living area. 2-car detached garage. Full divided basement, gas FA heat, and breaker electric. Updates include mostly vinyl replacement windows, home & garage shingles (7 yrs.), hot water heater (5 yrs.), exterior deck, and fenced play yard. Currently used as a 1-family living; easily adaptable for duplex income. Good opportunity! Open at 12:00 PM auction day.

**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. 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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