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AUCTION

LEADING THE INDUSTRY SINCE 1945

THURSDAY – OCTOBER 29, 2020 – 12:00 PM

3-Unit Investment Property

2-Car Detached Garage – Across From Meyers Park

NEEDS TLC - OWNERS NO LONGER HAVE NEED

On-site And Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder. LOCATION:

2016 6th ST. SW, CANTON, OHIO 44706

Directions: Take Harrison Ave. south of Tuscarawas St. to 6th St. and left to auction.



*Home open auction day starting at
11:00 AM*

Parcel #217298 – 3-unit residential building situated on a corner lot with detached 2-car garage. Built in 1910 having approx. 2,460 SF and half year real estate taxes are \$360.71. Full basement with breaker electric, gas F/A furnace, glazed tile, rec room and plumbed for bath. All separate meters for electric. One meter for water, sewer and gas (owner pays).

Third level attic storage. Shingles approx. 10 years old.

REAL ESTATE TERMS: 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.

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800-533-5456 | kikoauctions.com





2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

THURSDAY – OCTOBER 29, 2020 – 12:00 PM

3-UNIT INVESTMENT PROPERTY

2-Car Detached Garage
Across From Meyers Park
Needs TLC

Owners No Longer Have Need
On-site And Online Bidding Available

UNIT #1: Ground level unit having kitchen, two bedrooms, full bath, living room, family room, foyer and enclosed front porch. Vacant now, was rented for \$485 per month.

UNIT #2: Second level unit having kitchen, living room, bedroom and full bath. Current 20-year tenant paying \$310 per month.

UNIT #3: Second level unit having living room, bedroom, kitchen and full bath. Was previously rented for \$400 per month. This unit is ready to rent.



Auctioneer/Realtor®

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