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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**TUESDAY – NOVEMBER 17, 2020 – 12:00 PM**

## **Multi-Family Property On 1.26 Acres**

**2-BR APARTMENT WITH SEPARATE 1-BR APARTMENT W/ SEPARATE UTILITIES**

Zoned H-C Highway Commercial – Close To Kent State Campus

Portage County – Brimfield Township – Field LSD

On-Site Or Online Bidding

Family owned for 84 years. Absolute auction, all sells to the highest bidder. Location:

**4527 SR 43, KENT, OH 44240**

Directions: Take SR 43 north of I-76 to address. Watch for KIKO signs.



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

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





**REAL ESTATE:** Parcel #04-023-00-00-084-000. Good investment opportunity or owner-occupied property (possible mother in-law suite). Home is currently on well & septic (sewer available at side yard and water is 500' away). Home was built in 1928 having approx. 2,484 SF. Building is on separate gas and electric meters. Updated shingles and gas furnace were replaced in 2004. Nice 2-car garage with stone archway and large side yard. Real estate taxes are \$1,480.60 per half year. Property will be open auction day starting at 11:00 AM.



**UNIT #1:** Main level has a kitchen, formal dining room, sunroom, living room w/ fireplace, 1 bedroom, and full bath. Hardwood floors throughout most of the main level. Second level has 1 additional large bedroom. Full basement under this unit. Gas hot water steam heat.

**UNIT #2:** Main level has a living room, kitchen, full bath, laundry, and storage area. Second level has 2 large bedrooms w/ hardwood floors. Electric baseboard heat.



**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:** Stone Arch Properties



Auctioneer/Realtor®

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