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# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

**FRIDAY - OCTOBER 30, 2020 - 12:30 PM**

**Investment Opportunity!**  
**4-Unit Apartment Building**  
**CANTON CITY - CANTON CSD**  
On-site And Online Bidding Available

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

**1810 MINERVA CT. NW, CANTON, OH 44709**

Directions: From Cleveland Ave. take 18th St. NW east, then north on Minerva Ct. to the property. Watch for KIKO signs.



Four-unit vinyl sided apartment built in 1924 w/ approx. 2,736 sq ft of living. Each unit features living room, kitchen, 1 bedroom, & full bath. 2 units have access to basement & 2 units have access to walk up attic. 3 tenants are month to month, 1 is in a lease. Tenant pays electric & gas. Owner pays water, sewer, trash & yard maintenance. Public utilities. Parcel #226809. Half year taxes are \$448.90. Lot is 35 x 69. Great investment opportunity w/ convenient location.

**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.

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



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Auction By Order of: Clearview Properties LLC

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