



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY - MARCH 25, 2021 – 12:00 PM

Investment Opportunity!! Fixer-Upper Home w/ Garage

CANTON CITY - CANTON CSD

Online And On-site Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder online or on location:

1821 OHIO AVE. NE, CANTON, OH 44705

Directions: From Harrisburg Rd., south of Route 62 or north of SR 152, east on 19th St., then south on Ohio Ave. to property. Watch for KIKO signs.



Fixer-upper vinyl-sided home built in 1911 w/ 1,708 sq ft. Main level features kitchen, living room, dining room, two bedrooms & full bath. Second level has three bedrooms & full bath.

Divided basement w/ laundry, updated gas F/A furnace, central A/C, & 100-amp breaker electric. Detached two-car garage. Public water & sewer. Convenient location close to SR 62, restaurants & shopping. Parcel #225578. Lot is 39 x 158. Half-year taxes are \$413.43. Home is very spacious and ready for your priming & sprucing.

TERMS ON REAL ESTATE: 15% down auction day, balance due at closing. A 10% buyer premium will be added to the final bid to determine the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct.

AUCTION BY ORDER OF: Gregg & Terra Soles



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