



AUCTION

LEADING THE INDUSTRY SINCE 1945

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WEDNESDAY - MAY 19, 2021 - 12:30 PM

Attention Investors!
Brick Duplex - Good Rent History
CANTON, OH - STARK CO.

Online Bidding Available

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

217 Lincoln Ave. NW, Canton, OH 44708

Directions: From I-77 south take exit 105 for OH-172/Tusc. St. toward downtown to Lincoln Ave. Watch for KIKO auction signs.



The main floor of each unit has a living room with fireplace, formal dining room and kitchen. Second story has 3 bedrooms and one full bathroom on each side. Both tenants have been renting for over 10+ years. Current rents \$515 and \$535. Detached two-car garage. Half year taxes are \$506. Duplex will be open 11:00 AM auction day.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. There will be a 10% buyer's premium 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. Property to be sold as an Entirety and not to be offered in separate parcels.

Auction By Order Of: Andrew and Nancy Good, Co-Trustees, and Michael Olivieri



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

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