



AUCTION

LEADING THE INDUSTRY SINCE 1945

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FRIDAY – JULY 9, 2021 – 12:00 PM

Howard Estate

INVESTMENT OPPORTUNITY

3- OR 4-BEDROOM BUNGALOW HOME – 2,200+-SQ.-FT. SHOP BUILDING - ALL SITUATED ON OVER 1/2-ACRE CORNER LOT

To settle the estate, all sells on location:

2023 & 2029 FREDERICK AVE. SW, CANTON, OH 44706

Directions: Take Harrison Ave. south of US Rt. 30 to 21st St. and west to Frederick Ave. SW. Watch for KIKO signs.



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

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Real Estate: Investment opportunity! Fixer-upper three- or four-bedroom bungalow home having kitchen, dining area, living room, covered front porch, two bedrooms and full bath on main level. Upper level with one or two bedrooms. Full basement with gas FA furnace, breaker electric, 2,272 sq. ft. block shop building with 3 overhead doors. Shop building has separate electric. All situated on 4 lots totaling .527 acre selling all together. Home and shop are currently rented for \$800 month. Property open for inspection auction day at 11:00 AM.

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. 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.

Auction By Order Of:

Roger Howard executor for the Dillard P. Howard Estate. Stark Co. Case #236620.



Auctioneer/Realtor®
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