



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY – OCTOBER 14, 2021 – 1:00 PM

2 Investment Homes On 3 Lots

SOLD AS A UNIT – NEAR UNIVERSITY OF AKRON

On-Site & Online Bidding Available

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

476, 480 & 484 SPICER ST., AKRON, OH 4431

Directions: Take the Buchtel Ave. exit off RT 8 and go just west to Spicer St. then go south to auction. Watch for KIKO signs.



Located within walking distance of the University of Akron. 2 investment homes on 3 lots. Front home is an up/down duplex. Both units have 1 bedroom. Bottom unit has a long-term tenant paying \$425/mo., upstairs leased for \$550/mo. Landlord pays utilities. Rear home has 4 bedrooms and 2 baths and is rented for \$700/mo. plus utilities. All leases are until July 2022. Off-street gravel parking. Vacant lot adjoining to east of homes to transfer with. All units open auction day for preview 1 hour prior to bidding. Terrific investment opportunity!

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.



Auctioneer/Realtor®

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

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