



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY – SEPTEMBER 30, 2021 – 12:00 PM**

## 2 Single-Family Homes

### BRICK RANCH DUPLEX – RENTAL PROPERTIES

Great Investment Opportunity - On-Site & Online Bidding Available

Absolute auction, all sells to the highest bidder(s). Auction location:

**874 KELLY AVE., AKRON, OH 44306**

Directions: From Akron, OH take the Kelly Ave. exit north for RT 224 to auction. Watch for KIKO signs.



Auction #1

**AUCTION #1 – 874 KELLY AVE.:** 2-bedroom ranch style home with living room, dining room, kitchen, home office, and full bath. Divided walkout basement with half bath. Oversized 2-bay garage with loads of storage area. Chicken coop. 104'x135' lot with fruit trees and fenced-in garden area. Home was built in 1926 with 1,102 SF living area. Real estate taxes are \$534 per half year.

**AUCTION #2 – 880 KELLY AVE.:** 2-bedroom, 2-story home with a living room, formal dining room, kitchen, and 1 full bath. Walkout basement with gas FA furnace. 48'x131' lot. Home was built in 1919 with 1,152 SF living area. Real estate taxes are \$502 per half year. Month-to-month tenant pays \$500 per month plus all utilities.



Auction #2



Auction #3

**AUCTION #3 – 886 & 888 KELLY AVE.:** Brick ranch duplex. Each unit has 2 bedrooms, full bath, kitchen, living room, and separate basements. Utilities metered separately. Month-to-month tenants pay \$500 each plus utilities. 67'x116' lot. Duplex was built in 1964 with 1,378 SF living area. Real estate taxes are \$1,103 per half year.

**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 offered as a Multi Par auction and sold whichever way it brings the most.



Auctioneer/Realtor®

**JACK W. KIKO**

330-206-0174

jackkiko@kikocompany.com

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

**800-533-5456 | kikoauctions.com**

