



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**WEDNESDAY – OCTOBER 27, 2021 – 12:30 PM**

**Commercial Income Real Estate**

**PERRY TWP. - STARK COUNTY**

Potential Annual Gross Income \$84,000.00 - Current Annual Gross Income \$75,600.00

High Traffic Daily Average 22,900 - Online Bidding Available

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

**4400 LINCOLN WAY EAST, MASSILLON, OH 44646**

Directions: Located on Lincoln Way East between Perry Dr. and Genoa Ave. Watch for KIKO signs.



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

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





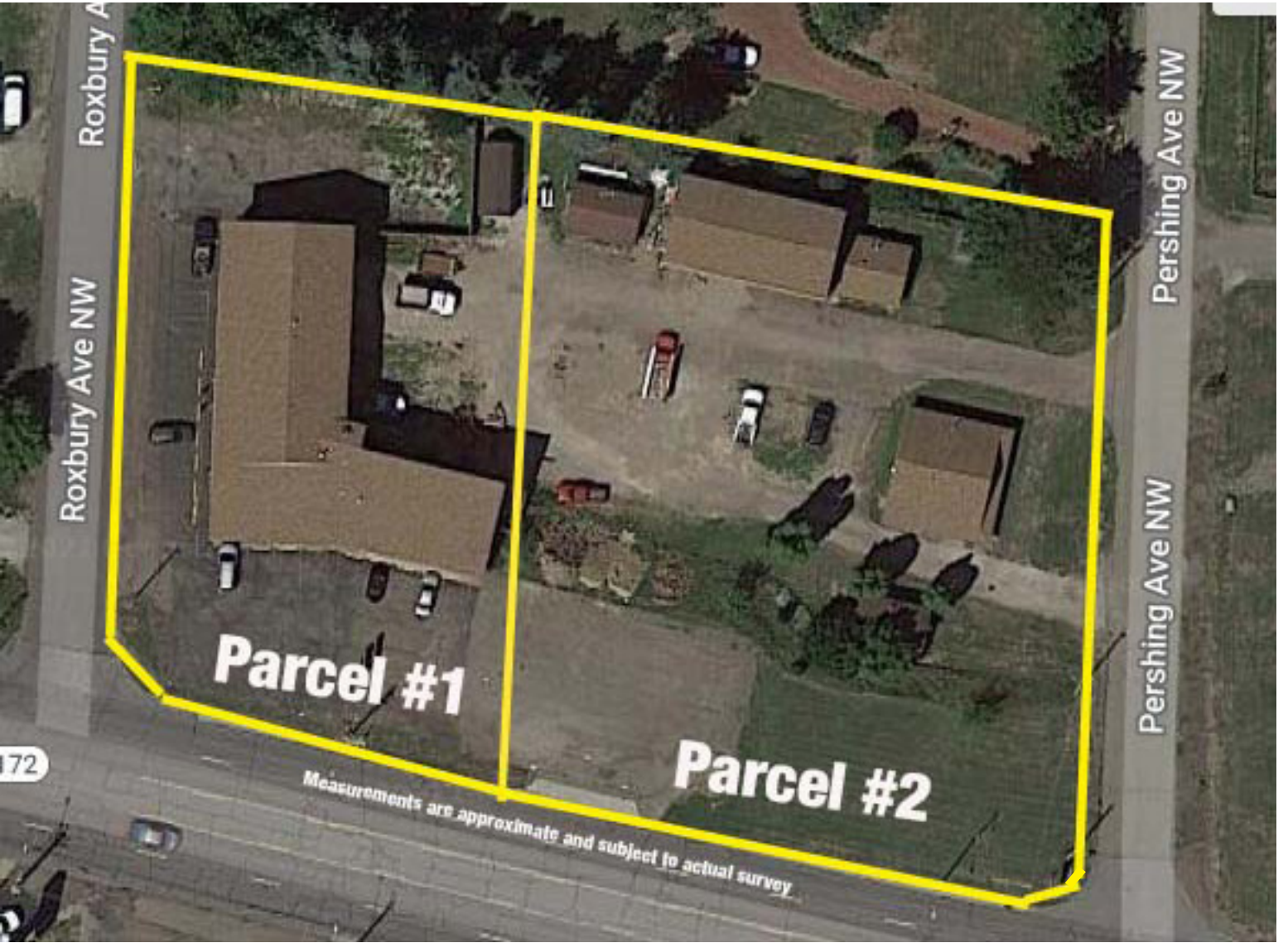
**PARCEL #1:** Commercial real estate on lots 6 & 7 corner w/ frontage on Lincoln Way & Roxbury Ave. Current annual gross income is \$60,000.00. Features 6 rental commercial & retail units. All utilities.

**PARCEL #2:** Commercial real estate on lots 8, 9, & 10 w/ 4-bay garages, duplex, & storage rooms. Current annual gross income \$10,100.00 and more potential annual gross rent \$18,500.00. Frontage on Lincoln Way and Pershing Ave. All utilities.

**NOTE:** Seller has enjoyed many years of income! Sells to the highest bidder! For more information or help with financing contact Gene Kiko or Tina Slatzer.

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

**AUCTION BY ORDER OF:** Herman Family Trust



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