



AUCTION

LEADING THE INDUSTRY SINCE 1945

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STARTS: THURSDAY – FEBRUARY 24, 2022 – 12:00 PM
ENDS: TUESDAY – MARCH 1, 2022 – 12:00 PM

Attention Investors & Entrepreneurs!

ONLINE ONLY AUCTION

3-Bedroom Rental/Investment Home - NE Canton – Stark Co., OH

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

1411 LAIBLIN PL. NE, CANTON, OH 44705

Directions: Take 12th St. NE west of RT 43 (Cherry St.) or just west of Maple Ave. to St. Elmo Ave., then go north to Laiblin Pl. and west to address.



REAL ESTATE: 3-bedroom rental/investment home featuring kitchen, dining room, and living room on main level. 3 bedrooms and full bath upstairs. Walk-in attic. Full basement w/ gas FA heat and 100-amp electric breakers. Current rent is \$600 month-to-month. Tenant pays gas and electric. Owner pays water, sewer, and trash approx. \$48/month. Currently rented, tenant has rented for past 3 years. Taxes only \$282.36 per half year. Great investment opportunity. Stark Co. parcel #10005079.

TERMS ON REAL ESTATE: 20% 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.



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