



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY – MAY 12, 2022 – 12:00 PM**

## **Exciting Investment Opportunity** **WELL MAINTAINED MULTI-FAMILY BUILDINGS**

\$139,000 Gross Annual Income - Buy 1 Or All  
Barberton, OH – Barberton Schools – Summit County  
On-Site & Online Bidding Available

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

**583 W. LAKE ST., BARBERTON, OH 44203**

Directions: From Akron, OH take RT 224 west of I-77 to the Barber Rd. exit (#16), then turn south (Barber Rd. turns into 4th St.) to W. Lake Ave., then turn west to main auction location. Watch for KIKO signs.



**583 W. Lake St.**



**577 & 579 W. Lake Ave.**

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

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





OPEN HOUSE AT 10:00 AM DAY OF AUCTION

AUCTION #1: 7 UNITS TOTAL – 4 BUILDINGS

**583 W. LAKE ST.:** Parcel #0110959. Brick 3-unit apartment building built in 1915 with 2,589 SF living area. (1) 2-bedroom, 1-bath unit and (2) 1-bedroom, 1-bath units. Detached single-car garage. Gross rent is \$20,700 annually. Owner pays electric, gas, water, sewer, and trash. Current taxes are \$849.69 per half year.  
**236 LAKE ANNA CT.:** Parcel #0110958. Shiplap sided houses. 3 houses, 1 is a duplex. Built in 1918 with approx. 5,403 SF living area. (3) 3-bedroom, 1-bath units and (1) 1-bedroom, 1-bath unit. Gross rent is \$33,300 annually. 40' x 242' lot. Owner pays water, sewer, and trash. Current taxes are \$1,664.50 per half year. Combined gross annual rent is \$54,000.

AUCTION #2:

**233 LAKE ANNA CT.:** Parcel #0104222. Brick 6-unit apartment building built in 1900 with approx. 8,472 SF living area. 40' x 122' lot. (6) 2-bedroom, 1-bath units. Gross annual rent is \$47,640. Owner pays water, sewer, and trash. Current taxes are \$2,199.73 per half year.  
**247 5TH ST.:** Parcel #0110166. 73' x 74' parking lot for the 6-unit. Current taxes are \$96.38 per half year.

AUCTION #3:

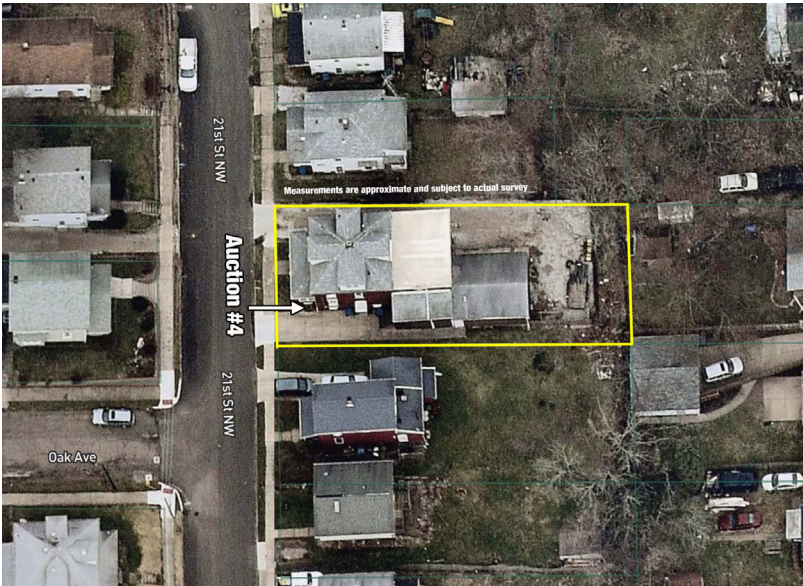
**577 & 579 W. LAKE AVE.:** Parcel #0104221 and #0104223. Brick duplex with 2,618 SF living area. Built in 1909. 40' x 119' lot. (1) 3-bedroom, 1-bath unit and (1) 3-bedroom, (2)-bath unit. Gross annual rent is \$16,020. Owner pays water, sewer, and trash. Current taxes are \$1,129.42 per half year.

AUCTION #4:

**173 21ST ST.:** Parcel #0112293. 3-unit apartment building with 2,752 SF living area. Built in 1929. 50' x 126' lot. (2) 2-bedroom, 1-bath units, and (1) 1-bedroom, 1-bath unit. 3-car garage used by unit C. Gross annual rent is \$21,180. Owner pays for the following in units A & C: electric, water, gas, sewer, and trash. Current taxes are \$1,067.05 per half year.

**AUCTIONEER'S NOTE:** Good rental history and very well maintained. Current gross annual income is approx. \$138,840. Great opportunity to invest in tangible assets. PLEASE DO NOT BOTHER THE TENANTS! Open house will be auction day starting at 10:00 AM. All units to be sold from auction #1 location.

**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.



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