



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**WEDNESDAY – MAY 25, 2022 – 11:00 AM**

## Investment Opportunity Or Starter Home 3-BEDROOM RANCH HOME

Canton City – Plain Local Schools – Stark Co.

On-Site & Online Bidding Available

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

**3416 LESH ST. NE, CANTON, OH 44705**

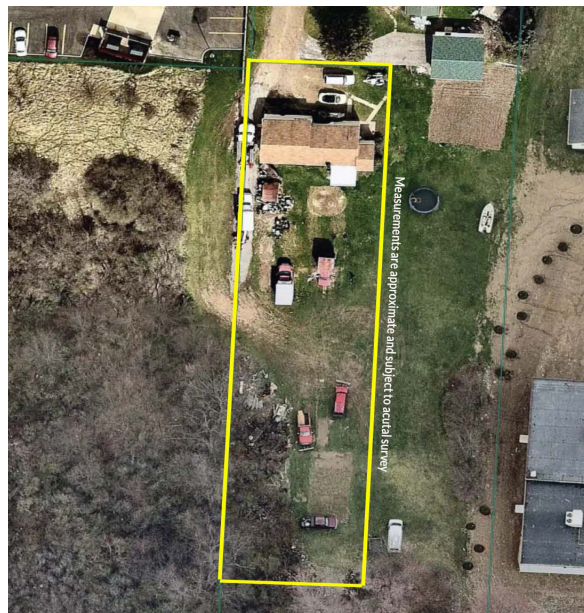
Directions: From Canton, OH take RT 62 east of I-77 to Harmont Ave., then turn south to Lesh St. and turn east to property. Watch for KIKO signs.



Real estate features a 3-bedroom ranch home with 1,216 SF of living area built in 1948. Home has living room, kitchen, and full bath. Full basement with gas FA furnace with CA. Home is serviced by public water and public sewer. Property is currently rented for \$695 per month. Month-to-month payment with \$675 deposit. Tenant pays for water, sewer, electric, trash, and landscaping. Updates include new vinyl siding, some new windows, and new laminate flooring in main areas within the last 5 years. Real estate taxes are \$579 per half year.

**NOTE:** Please do not disturb the tenant. Property will be open auction day starting at 9:30 AM.

**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.



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