



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY - MAY 26, 2022 - 12:30 PM**

## Exciting Income Producing Property Auction

### UPDATED 3-UNIT RENTAL PROPERTY

Tallmadge, Ohio - Tallmadge Schools - On-Site & Online Bidding Available

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

**141 NORTH AVE., TALLMADGE, OH 44278**

Directions: From the Tallmadge circle go north on 91 to auction location. Watch for KIKO signs.



**OPEN HOUSE: WEDNESDAY - MAY 25, 2022 - 12:00-1:00 PM**

Real estate offers a 3-unit property that features a nice foyer leading to all units. Unit 1 offers 2 bedrooms, full updated bathroom, updated kitchen, living room, linen closet, and 2 entrances. Unit 2 offers 3 bedrooms, full updated bathroom, modern kitchen, and large living room that leads to a deck. Unit 3 just had a full remodel and offers 1 bedroom, full bathroom, and eat-in kitchen. Additional property features include full split basement (common area), 2-car garage, breaker electric, electric baseboard heat, and city utilities. Please note this property has been well maintained and tastefully updated. New roof completed on May 2, 2022. Units 1 & 2 are rented at \$685 per month and unit 3 is vacant.

**AUCTIONEER'S NOTE:** Please do not interrupt tenants. Property is larger than it appears.

**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.



Auctioneer/Realtor®

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