



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**WEDNESDAY – JUNE 22, 2022 – 1:00 PM**

## Duplex Home – NW Canton

**CURRENTLY RENTED - ON-SITE & ONLINE BIDDING AVAILABLE**

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

**1303 21ST ST. NW, CANTON, OH 44709**

Directions: Take Cleveland Ave. south of RT 62 to 21st St. and go west to auction. Watch for KIKO signs.



Real estate features a duplex home situated on a 43' x 139' lot. Attached 2-car garage. Current rents are \$800/mo. and \$450/mo. Easy keeper brick and vinyl exterior. Taxes are \$995 per half year. Open for viewing 1 hour prior to bidding auction day only.

**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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