



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

**FRIDAY - JANUARY 27, 2023 - 12:00 PM**  
**REAL ESTATE SELLS AT 12:30 PM**

## **3 Investment Homes On Half Acre** **BUY 1 OR ALL**

Zoned B1 - Local Business District  
Corner Lot With Development Potential  
Massillon, OH - Stark Co. - Massillon CSD  
On-Site Auction With Online Bidding Available On The Real Estate  
Also Selling: Office Furniture - Antiques - Misc.

Successful law office for many years, owner is retiring. Absolute auction, all sells to the highest bidders on location:

**1231 LINCOLN WAY E, MASSILLON, OH 44646**

Directions: From Massillon, OH at 172/Lincoln Way and SR-241 head east on Lincoln Way to auction.

Next to Kentucky Fried Chicken. Watch for KIKO signs.



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

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





**REAL ESTATE:** 3 investment homes on half acre in downtown Massillon business district. 2 homes converted to professional business offices and third home is a 2-story duplex. Parking lot behind the buildings. Access from the alleyway. Excellent business location with tons of exposure on Lincoln Way!

**REAL ESTATE TO BE OFFERED AS FOLLOWS:**  
**PARCEL #1 - 1231 LINCOLN WAY E, MASSILLON, OH 44646:** 2-story home converted to a professional office building was being used as Attorney Mark Percival's office until his retirement last month. Built in 1913 the main floor features a foyer entry, conference room, office, kitchen, and half bath. Second floor has 3 bedrooms and full bathroom. Full basement with half bath and storage. Tons of old character and charm throughout. On .178 acres. Stark Co. parcel #601237.

**PARCEL #2 - 1237 LINCOLN WAY E., MASSILLON, OH 44646:** Home was converted to office space and has been vacant for a few years. The basement and main floor are separate office spaces, and the second story is a 2-bed, 1-bath apartment. Each with private entry. Building needs updating and repairs. On .149 acres. Stark Co. parcel #606882.

**PARCEL #3 - 1241 LINCOLN WAY E., MASSILLON, OH 44646:** 2-story duplex. The main floor is a 1-bed, 1-bath apartment with kitchen, living room, and dining room. Second floor apartment has 2 beds, 1 bath, kitchen, and living room. Building needs updating and repairs. This parcel adjoins the park with nature views. On .262 acres. Stark Co. parcel #604869.

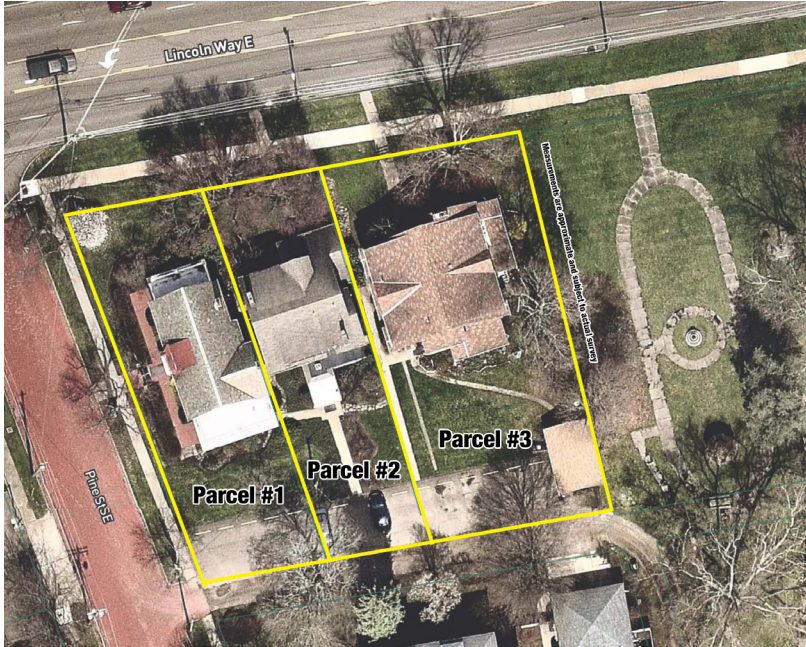
Buildings will be open 2 hours prior to bidding auction day.

**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.

**OFFICE FURNITURE/ANTIQUES:** Conference table with 6 chairs, 4 upholstered armchairs, end tables, buffet table, multiple metal and wood desks, over 50 metal file cabinets of various sizes, lamps, game table with 4 chairs, wood bookcase, 3 early 1900s 5 ft. original stained-glass windows, Lionel train set, William McKinley framed print, framed George Washington print, 1,100+ piece golf ball and pencil collection, Christmas plates, Antique flute with case, antique bugle, framed Trump Abstract Co print, 2 antique carved wood framed castle prints, Vintage 35-watt Marantz Stereo with amplifier, Dual turntable, Akai cassette player, Franklin mint coins, "Springhill" Pat Ripple Watercolor, Vintage photos of Massillon, antique glass-front cabinet, antique Diebold safe, extension ladder, misc. items not mentioned.

**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

**AUCTION BY ORDER OF:** Mark & Kathryn Percival



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