



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

TUESDAY – APRIL 11, 2023 – 5:00 PM

Investment Opportunity

**FIXER UPPER TWO-STORY UP & DOWN DUPLEX
MASSILLON – STARK CO. – ONLINE BIDDING AVAILABLE**

Absolute auction, all sells to the highest bidders on location:

855 AMHERST RD. NE, MASSILLON, OH 44646

Directions: Amherst south of Lake Blvd. or north of downtown Massillon. Across from Affinity Medical Center. Watch for KIKO signs.



REAL ESTATE: Property built in 1897 & has approx. 1,618 sq. ft. Covered front porch, slate roof, brick/stone foundation, updated modern furnace, both units have one bedroom, one bath. Upstairs unit enters from enclosed back porch. Owner pays gas and water. Tenants pay electric. Real estate open 1.5 hours before auction. Upstairs unit is vacant. First floor pays \$450. City utilities. RE taxes \$1,418.30 year. Easily converted back to single family. Off street parking and shared garage.

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.

Auction By Order Of: Global Rental Property LLC

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

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