



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

Starts: Thursday – August 17, 2023 – 8:00 AM

Ends: Monday - August 21, 2023 - 12:30 PM

Online Only Investment Opportunity

Clean Two-Unit W/ Utility Barn

Longtime Family Owned

STARK COUNTY - CANTON, OH

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

123 Brown Ave. NW, Canton, OH 44703

Directions: From Rt. 77 take Tuscarawas St. east to Brown Ave. N, then north to auction.

Two-unit property opportunity. First level includes kitchen w/ appliances, living room, bedroom, & full bath. Full basement w/ laundry. (2) gas FA furnace, separate gas meters, & breaker electric. Glass block windows. Exterior cellar doors. Second level having outside staircase access. Kitchen w/ appliances, living room, bedroom, & full bath. 10' x 16' utility barn (approx. 1 yr. old) w/ roll up garage door, windows, doors & metal roof. Taxes are \$452.00 per year. Stark County parcel #213995. 29' x 72' lot. Units have been family occupied most recently. Clean. Immediate possession at deed transfer. Online bidding only.

Units open for viewing Monday, August 21, 2023 - 9:00-10:00 AM

Terms On Real Estate: 20% 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®
ANNA C. VANDYKE
330-309-8044
anna@kikocompany.com

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

800-533-5456 | kikoauctions.com

