



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

STARTS: SATURDAY - JUNE 24, 2023 - 12:00 PM
ENDS: TUESDAY - JUNE 27, 2023 - 12:00 PM

3 Investment Properties

Online Only Auction

Absolute auction, all sells to the highest bidders online only.

Auction #1: 1317 St. Elmo Ave. NE, Canton, OH 44705

Auction #2: 1321 Gibbs Ave. NE, Canton, OH 44705

Auction #3: 1014 Sherlock Place NE, Canton, OH 44714



Auction #1



Auction #2



Auction #3

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

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Auction #1: 1317 St. Elmo Ave. NE, Canton, OH 44705.

Real estate features an over/under duplex having 4 bedrooms and 2 full baths. Home has 1,976 SF of living space. Lower unit has 2 bedrooms, 1 full bath, applianced kitchen, dining room, and living room. Upper unit has 2 bedrooms, 1 full bath and applianced kitchen. Full basement is accessed from the lower unit and has laundry hookups. Detached 2-car garage included on the property with off-street parking. Good, shingled roof. Vinyl replacement windows. (2) updated 100-amp breaker panels. Separate electric meters. Each unit has its own gas FA furnace but share a gas meter and HWT. Public utilities. Good, long-term tenant for the past 9 years downstairs. Good tenant for the past 4 years upstairs. Current rental income is \$885 per month. Landlord pays water, sewer, garbage, and gas bills. Current taxes are \$682 per year.

BIDDING ENDS: TUESDAY - JUNE 27, 2023 - 12:00 PM

Auction #2: 1321 Gibbs Ave. NE, Canton, OH 44705.

Real estate features a 3-bedroom, 1 full bath single family home. 1,303 SF of living space. Other rooms include a living room, dining room, applianced kitchen, and a large attic bonus room. Full basement w/ laundry hookups. Vinyl replacement windows. Good, shingled roof. Gas FA furnace. Public utilities. 100-amp breaker electric. Very good, long-term tenant for the past 8 years. Current rental income is \$510 per month. Landlord pays water, sewer, and garbage bills. Current taxes are \$540 per year.

BIDDING ENDS: TUESDAY - JUNE 27, 2023 - 1:00 PM

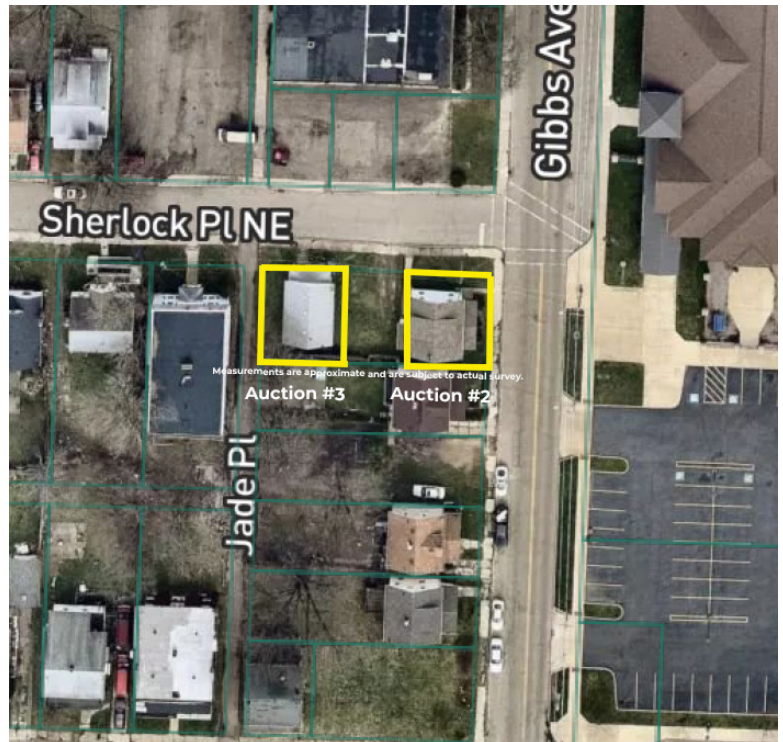
Auction #3: 1014 Sherlock Place NE, Canton, OH 44714.

Real estate features a 2-bedroom, 1 full bath ranch home. Easy keeper with 600 SF of living space. Full basement w/ laundry hookups. Vinyl replacement windows. Gas FA furnace. Public utilities. 100-amp breaker electric. Aluminum siding and good shingled roof. Current rental income is \$525 per month. Landlord pays water, sewer, and garbage bills. Current taxes are \$391 per year.

BIDDING ENDS: TUESDAY - JUNE 27, 2023 - 2:00 PM

Note: All tenants are in good standing and are on month-to-month leases. Tenants desire to stay if the new owner allows.

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®
THERESA BLOCHER
330-495-3789
blocher@kikocompany.com



Auctioneer/Realtor®
COLTON KIKO
330-614-2478
coltonkiko@kikocompany.com