

# ABSOLUTE AUCTION

THURSDAY, APRIL 11, 2024 – 12:30 PM  
OPEN HOUSE AUCTION DAY AT 11:30 AM



REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING

### PROPERTY FEATURES

Fixer-upper investment property located just a few blocks from the University of Akron. Property has been vacant for some time. Property is zoned as a two-family dwelling with a non-conforming use as a 3-family according to Akron City Zoning. Built in 1898. Lot size is 49x97. Property ready for repairs and updates. Open for inspection 1 hour prior to auction. Summit Co. parcel #6809004.

### 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.

## MULTI-FAMILY INVESTMENT PROPERTY

495 SUMNER ST.,  
AKRON, OH 44304



**BROOKS E. AMES**  
AUCTIONEER/REALTOR®  
330.703.2732  
brooks@kikocompany.com

[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

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Scan for auction details, including directions.

Absolute Auction.  
All sells to the highest bidder on location.