



# AUCTION

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*LEADING THE INDUSTRY SINCE 1945*

**Thursday - December 14, 2023 - 12:30 PM**

## **Attention Investors - 3 Brick Duplexes CANTON - STARK CO.**

Live Auction With Online Bidding Available

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

**410 HARTER AVE. NW, CANTON, OH 44708**

Directions: From Tuscarawas St and Harter, head north on Harter to auction. Watch for KIKO signs.



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

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**Auction #1:** 3725/3727 4th Street NW, Canton, OH 44708 – Brick Duplex Built In 1948 With Detached Two-Car Garage – 2 Bedrooms, 1 Bath, Living Room, Kitchen, And Basement - Both Sides Currently Rented (Month-To-Month) At \$605 And \$635 – Tenant Pays Gas, Water, And Electric – Canton City School District – Stark Co. Parcel #00240404

**Auction #2:** 410/412 Harter Ave. NW, Canton, OH 44708 – Brick Duplex Built In 1949 With Detached Garage – 2 Bedrooms, 1 Bath, Living Room, Kitchen, And Basement – One Side Currently Rented (Month-To-Month) At \$600 And \$620 – Tenant Pays Gas, Water, And Electric – Canton City Schools District – Stark Co. Parcel #s 00240408 And 236065

**Auction #3:** 4621/4623 12th Street NW, Canton, OH 44708 – Ranch Style Brick Duplex Built In 1956 With Garages – 2 Bedrooms, 1 Bath, Living Room, Kitchen, And Basement – Both Sides Currently Rented (Month-To-Month) At \$635 And \$610 – Tenant Pays Gas And Electric, Owner Pays Water – Perry Local Schools – Stark Co. Parcel #04305639

**Note:** Buy One Or All Three – Properties Will Be Open Day Of Auction At 11:00 AM For Inspection – Please Respect The Tenants

**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.

**Auction By Order Of:** KMI Investments, LLC



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