



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY – SEPTEMBER 17, 2020 – 6:00 PM

Attention Investors - Income Producing Property
THREE-BEDROOM HOME & EFFICIENCY APARTMENT – PUBLIC UTILITIES - EAST CANTON VILLAGE – STARK CO. – OSNABURG LSD - ONLINE BIDDING AVAILABLE

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

419 BERGER ST. S, EAST CANTON, OH 44730

Directions: Take US Rt. 30 east of Trump Rd. or west of SR 44 to Berger St. and south to property. Watch for KIKO signs.



Real Estate: Two income properties having three-bedroom single-family home with kitchen, dining room, living room, main-level bedroom and full bath, two bedrooms and full bath upstairs – full divided basement – breaker electric – gas FA furnace – public water and sewer. Currently rented for \$725 month plus utilities. Efficiency apartment offers all one level – kitchenette – living room – full bath – one bedroom – rear deck – currently rented for \$500 per month plus utilities. All situated on 127 X 130 lot. Convenient location with good rental history. Separate electric. 1/2-year taxes \$635. Open auction day only starting at 5:00 PM.

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.



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