



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**WEDNESDAY – FEBRUARY 3, 2021 – 1:00 PM**

**Estate Auction**

## **Modern Side-By-Side Duplex**

**BEDFORD HEIGHTS, OHIO - NEAR THE CUYAHOGA VALLEY NATIONAL PARK**

Live and Online Bidding Available!

Also Selling: Residential Lot and Residential Lot 4.12 Acres (see back)

ALL SELLS TO SETTLE THE ESTATE. LOCATION:

**347 W. Grace St., Bedford Heights, OH 44146**

Directions: Take SR 14 (Broadway Ave.) northwest of SR 8 or southeast of Rockside Rd., then go west on W. Grace St. to auction.



Custom built with hip shingle roof, skylights, concrete and stucco construction, one level ranch duplex. Each unit features bedrooms, 2 full baths, living room with fireplace, kitchen, two-car attached garage, and private walkout patio. Main unit was owner occupied with beamed and wood cathedral ceilings, tile and wood flooring, three bedrooms, electric heat and instant water heater. Second unit was a rental and needs upgrades. Electric and water are off in this unit and it features two bedrooms, updated gas furnace and electric water heater. Separate utilities. Earth Style construction with geothermal in mind. Current taxes \$5,040 per year. Corner lot 145' x 138' and located across the street from the Bedford Reservation and Cuyahoga Valley National Park. Property will be open for inspections on auction day beginning at 11:30 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.

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**800-533-5456 | kikoauctions.com**





2722 Fulton Dr. NW, Canton, OH 44718  
kikoauctions.com

**Wednesday – February 3, 2021 – 1:00pm**

**Estate Auction**

**Modern Side-By-Side Duplex**

**2 Online Only Estate Auctions**

**Auction #1: Residential Lot 4.12 Acres**

**Auction #2: Residential Lot**

**STARTS: FRIDAY – JANUARY 29, 2021 – 11:00 AM**  
**ENDS: WED. – FEBRUARY 3, 2021 – 11:00 AM**

**2 Online Only Estate Auctions**

**Auction #1: Residential Lot 4.12 Acres**  
**(Chagrin Blvd., Pepper Pike, OH 44124)**

**Auction #2: Residential Lot**  
**(Kings Highway, Warrensville Heights, OH 44122)**



Located across from Orange High School.  
Cuyahoga County Parcel #872380



Cuyahoga County Parcel #761-09-039

Auction By Order Of: Ann M. Bolton, Administrator of the Joseph D. LoGalbo Estate, Cuyahoga County  
Probate Case #2019EST246421



Auctioneer/Realtor®  
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