



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY - FEBRUARY 20, 2021 - 10:15 AM
SATURDAY - FEBRUARY 20, 2021 - 12:30 PM
MONDAY - FEBRUARY 22, 2021 - 12:30 PM
FRIDAY - FEBRUARY 26, 2021 - 12:30 PM

Investment Income Properties

29 TOTAL UNITS – COMMERCIAL & RESIDENTIAL

3-DAY EVENT – ONLINE BIDDING AVAILABLE

Commercial Retail Plaza – Single-Family Homes – Twinplexes – Multi Units – Buildable Lots – Office Space

Absolute and estate auctions.



SATURDAY - FEBRUARY 20, 2021 - 10:15 AM
PREVIEW 9:00 AM

THE FOLLOWING PROPERTIES SELL TO SETTLE THE ESTATE:

Property 1:
814 & 824 Southeast Ave., Tallmadge, OH 44278. 2 brick ranch twinplexes. All 4 units have 2 bedrooms each and have long-term tenants. Hard surface parking areas, newer windows, city utilities, well maintained, central AC, 1-owner property. Sells bid x4.

Property 2:
Adjacent buildable residential lot with city utilities. .85 acres (80' x 321'). Summit County parcel #6004913.



SATURDAY - FEBRUARY 20, 2021 - 12:30 PM
PREVIEW 11:00 AM

THE FOLLOWING PROPERTIES SELL TO SETTLE THE ESTATE:

Property 1:
1570 Massillon Rd., Akron, OH 44312. Springfield Twp. 4-bedroom home with 1,165 SF built in 1952 on a 1.06-acre lot, 2-car detached garage, asphalt driveway, newer hot water tank, central AC, and city utilities. Currently rented. Also included is a commercial vacant 2.16-acre lot with access to city utilities. 192' x 480'. Parcel #5107249 and #5106707.

Property 2:
2351 Killian Rd., Akron, OH 44312. Springfield Twp. Raised ranch twinplex. Each unit has 2 bedrooms, attached garage, and additional living space in the lower level. Well maintained with standard upgrades and new garage doors. Recent septic system upgrades. Both units are currently rented. 1-owner property. This property sells offsite at 1570 Massillon Rd., Akron, OH 44312.



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

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MONDAY - FEBRUARY 22, 2021 - 12:30 PM
PREVIEW 11:00 AM

THE FOLLOWING PROPERTIES SELL TO SETTLE THE ESTATE:

Property 1:

612-620 Grifton Ave., Akron, OH 44305. Goodyear Heights neighborhood. (3) multi-family income properties. Single-story ranch living with raised back deck. Each unit has 2 bedrooms, 1 bath, 560 SF of living space, basement storage, newer furnaces, on-site hard surface parking, city utilities, and large backyard. Built in 1965. Units will be sold separately and are not being offered together. 610-612 will be sold with the adjacent vacant lot.

Property 2:

651 Wooster Rd., Barberton, OH 44203. Huge 6-unit income property. 3,920 SF of living space. Great cash flow from this property. Currently 5 units are rented. Lots of updates, city utilities, long-term tenants, owner recently rebuilt outdoor stairs, newer furnaces, hot water tank, new 2020 roof cost of \$30K, and owner pays utilities. This property sells off site at 612 Grifton Ave., Akron, OH 44305.



FRIDAY - FEBRUARY 26, 2021 - 12:30 PM
PREVIEW 11:00 AM

THE FOLLOWING PROPERTY SELLS AT ABSOLUTE AUCTION TO THE HIGHEST BIDDER.

Property 1:

2034-2046 E. Bailey Rd., Cuyahoga Falls, OH 44221. 9-unit retail shopping plaza with mixed use office space in the rear of the building. Built in 1955. This brick building has over 15,000 SF of space. Newer asphalt shingled roof. Multiple rented store fronts with off-street hard surface parking in the front and rear of the building. Access from 2 streets. Some units are currently vacant, and others have had the same tenants for over 50 years. Great location and income opportunity.

THE FOLLOWING PROPERTY SELLS TO SETTLE THE ESTATE.

Property 2:

1774 Windsor St., Cuyahoga Falls, OH 44221. Single family 3-bedroom Heslop style cape cod home. 1,120 SF of living space. Updated windows and siding, 2016 bathroom remodel, newer furnace and central AC. The home is currently rented per month. This property sells off site at 2034 E. Bailey Rd., Cuyahoga Falls, OH 44221.



NOTE: Open house for inspections day of sales, check times above. You're welcome to walk the properties, be respectful of the tenants and social distancing. Online bidding starts 5 days prior to live events. Contact Bob Young with questions.

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 sold as Separate Parcels and not to be offered as an Entirety.

ESTATE AUCTION BY ORDER OF: Bernice Catherine Snoderly, Executrix of the John A. Snoderly Estate, Summit Co. Probate case #2021 ES 00142

ABSOLUTE AUCTION BY ORDER OF: Cathy Snoderly



Auctioneer/Realtor®
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