



# AUCTION

*LEADING THE INDUSTRY SINCE 1945*

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**Wednesday – July 19, 2023 – 6:00 PM**

**Attention Investors And Entrepreneurs!**

**Three Single Family Or Easy Rental Income Homes  
Close To Malone College – NW Canton – Buy One Or All  
Live Auction With Online Bidding Available On Real Estate!**

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

**Property #1 (sale site): 803 25th St. NW, Canton, OH 44709**

**Property #2: 519 19th St. NW, Canton, OH 44709**

**Property #3: 1621 Frazer Ave. NW, Canton, OH 44703**

Directions: Take 25th St. east of Cleveland Ave. or west of Market Ave. to 25th St. address. From 25th St. take Frazer Ave. south to 19th St. and west to 19th St. address and just further to Frazer Ave.

**REAL ESTATE:** Three well managed properties all within 1/4 mile of each other and close to Malone College. Homes on 25th St. and 19th St. are currently vacant and are ready for new tenants. Previous rent on these two homes were \$1,250 and \$1,100 per month. Home on Frazer Ave. is currently rented month to month with good tenant for the past 2 years paying \$975 per month. Tenants pay all utilities. Gross potential income of \$39,900 on all three homes. Come prepared to purchase one or all three homes!

For more information contact auctioneer.

**Open House: Wednesday – July 19, 2023 - 4:30-5:45 PM**



**Property #1 (sale site) - 803 25th St. NW:** Home featuring kitchen, dining room, large living room with fireplace, and enclosed sunroom. Three bedrooms and full bath with laundry chute upstairs. Attic area. Full basement with gas f/a heat and 100-amp electric breakers. \$682.18 per half year taxes. Malone College visible from home!

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

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519 19th St. NW

**Property #2 - 519 19th St. NW:** Home featuring kitchen with dinette area, dining room with sliding glass door to backyard and deck. Large living room with fireplace. Three bedrooms and full bath upstairs. Attic area that was finished at one time but would need updated. Full basement with gas f/a heat and 100-amp electric breakers. Single garage. \$670.63 per half year taxes.



1621 Frazer Ave. NW

**Property #3 - 1621 Frazer Ave. NW:** Home featuring four bedrooms and two full baths. Kitchen, dining room, living room and den. Three spacious bedrooms upstairs. Attic area. Full basement with glass block windows, gas f/a heat and 100-amp electric breakers. Currently rented. Please respect tenants' privacy. \$691.34 per half year taxes.

**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, Bidder's Choice, and not to be offered as an Entirety.

**AUCTION BY ORDER OF:** Sssl Properties LLC



Auctioneer/Realtor®

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