



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Wednesday - September 13, 2023 - 12:30 PM

Attention Investors And Landlords

Vinyl Sided Duplex With 3 Bedrooms - 1.5 Bathrooms

2-Car Garage Per Side - Located On A Cul-De-Sac

Public Utilities - Needs Light Sprucing Up

EAST CANTON, OHIO - OSNABURG SCHOOLS - OSNABURG TOWNSHIP

Live Auction With Online Bidding Available

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

244-246 Hartford St. NW, East Canton, OH 44730

Directions: From just west of the square of East Canton while on SR 30 take Hartford north to auction.



Real estate offers a vinyl sided duplex with each side featuring a large living room, eat-in kitchen, first floor laundry and half bath. The second level offers 3 bedrooms and full bathroom. Both tenants are month to month and have been long time renters. Tenants are responsible for all utilities including lawn maintenance and snow removal. Additional features include public utilities, breaker electric, gas forced air heat/central air, a total of 4 car garages, paved driveway, and shingled roof. Property can use some light sprucing up. Taxes per half year are \$1,311.00. Rent total per month \$1,435.00.

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.



Auctioneer/Realtor®

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