



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**Wednesday - October 4, 2023 - 12:30 PM**

## Attention Investors

### 3 Income Producing Properties

### 2 Homes And Shop Building – Offered In 3 Parcels

ZONED: U5-H3-A1 INDUSTRIAL

Summit Co. – Akron City

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

## 787 EVANS AVE., AKRON, OH 44305

Directions: From Home Ave. and Evans head east to address. Watch for KIKO signs.



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

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**Properties Features:**

**Parcel #1:** 787 and 791 Evans Ave. – Two-Bedroom, 1-Bath Ranch Style Home, Full Basement Built In 1916 With Breaker Electric, F/A Furnace, And Public Utilities – Also Secured Pole Building Garage – Both Currently Rented: Home \$650/Month Tenant Pays Gas And Electricity – Garage \$150/Month – Summit County Parcels #6735114 And 6731108 – Dimensions 80' x 140'

**Parcel #2:** 795 Evans Ave. – Garage/Building Built In 1994 With Approx. 1792sqft – Tenant Pays Electric – No Water Or Gas Hooked Up – Rented At \$550/Month Currently – Summit Co. Parcel #6803984 And 6728226 – Dimensions 80' x 144'

**Parcel #3:** 800 Walsh Ave. – 2-Bedroom, 1-Bath, Full Basement Bungalow Style Home Built In 1926 – Breaker Electric, F/A Furnace, Public Utilities – Home Currently Rented For \$650/Month – Summit Co. Parcel #6803985 – Dimensions 40' x 155'

**Note:** All tenants are month to month - Properties will be open 1 hour prior to auction for inspection (Please respect tenants)

**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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

**Auction By Order Of:** Evans 700 LLC



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