

ABSOLUTE AUCTION

WEDNESDAY, MARCH 19, 2025, 12:30 PM
OPEN HOUSE AUCTION DAY AT 10:30 AM



REAL ESTATE



LIVE AUCTION WITH ONLINE BIDDING

(2) 4-UNIT TOWNHOMES

Stark Co., Perry Twp.,
Perry LSD

516 HINDERER AVE. SW,
MASSILLON, OH 44646



www.kikoauctions.com | 800.533.5456

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



MLS



Scan for auction
details, including
directions.

Absolute Auction.
All sells to the
highest bidders
on location.

REAL ESTATE

Income producing property with (2) 4-unit townhomes. Tenants pay water, electric and gas. Owners pay sewer (approx. \$212/mo.), trash (\$180/mo.), security light (\$22/mo.) and lawn care. Each building has parking pads out front. All tenants are on MTM leases. Gross income is \$65,820 with room to grow. Each unit has natural gas heat, and central A/C. Total half year taxes are \$4,314.

PARCEL #1: 516 HINDERER AVE. SW, STARK CO.

Parcel #4312052

516: 2-bed, one-bath, rent is \$700/mo.

518: 3-bed, one-bath, rent is \$600/mo. Tenant mows for discounted rent.

520: 2-bed, one-bath, rent is \$635/mo.

522: 3-bed, one-bath, rent is \$725/mo.

PARCEL #2: 524 HINDERER AVE. SW, STARK CO.

Parcel #4312051

524: 2-bed, one-bath, rent is \$685/mo.

526: 3-bed, one-bath, rent is \$675/mo.

528: 2-bed, one-bath, rent is \$715/mo.

530: 3-bed, one-bath, rent is \$750/mo.

Great investment for an owner occupant or investor. Parcels will be offered through our multi-par system and sold whichever way it brings the most. Buy one or both! Bank financing available to qualified bidders. Ask auctioneer on how to use your current property to buy this one! Property will be open auction day at 10:30 AM.

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 offered as a Multi Par auction and sold whichever way it brings the most.



PARCEL #1
516 HINDERER AVE. SW



PARCEL #2
524 HINDERER AVE. SW



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ADVISORS

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