



# AUCTION

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LEADING THE INDUSTRY SINCE 1945

**TUESDAY – AUGUST 15, 2023 – 12:00 PM**

## **Investment Opportunity Two-Story Home W/ Detached Garage AKRON CITY – AKRON CSD**

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

**1170 Beardsley St., Akron, OH 44301**

Directions: From Archwood Ave. take Beardsley St. north to the property. Watch for KIKO signs.



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

**800-533-5456 | kikoauctions.com**





2722 Fulton Dr. NW, Canton, OH 44718  
kikoauctions.com

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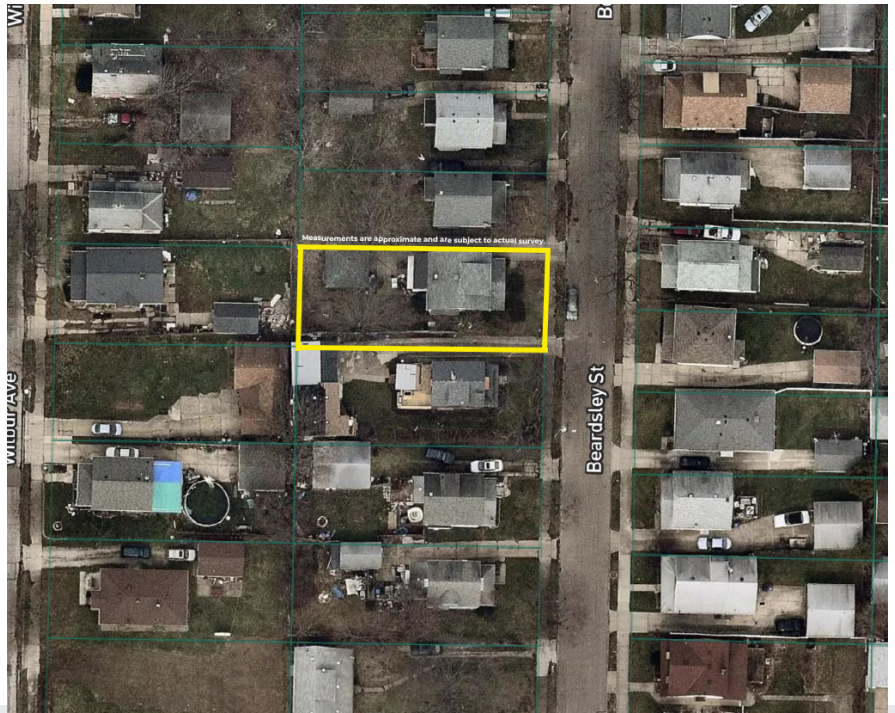
## INVESTMENT OPPORTUNITY

Two-Story Home W/ Detached Garage  
Akron City – Akron CSD

Spacious vinyl sided two-story home built in 1927 w/ 1,754 sq. ft. Home features kitchen, living room, dining room, 4 bedrooms and 2 full baths. Full basement w/ laundry, updated gas F/A heat, central air, glass block windows, and updated 200-amp breaker electric. Public water & sewer. Detached 2-car garage. Convenient location close to restaurants, shopping, and highway. Parcel # 6841240. Lot is 48'x121'. Half year taxes \$845.98. Great investment opportunity ready for your primping and sprucing.

**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.

**Auction By Order Of:** Derek Richards



Auctioneer/Realtor®  
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