

ABSOLUTE AUCTION

WEDNESDAY, MAY 21, 2025
AUCTION #1 HELD ONSITE AT 12:00 PM



REAL ESTATE

LIVE AUCTION WITH ONLINE BIDDING AVAILABLE



**INVESTMENT
OPPORTUNITY!**
(2) Income Producing
Duplex Properties
Canton City, Stark Co. Ohio

1317 SAINT ELMO AVE. NE,
CANTON, OH 44705

Auction #1. 1317 Saint Elmo Ave. NE, Canton, OH 44705. Real estate features an over/under duplex having 4 bedrooms and 2 full baths with 1,976 SF of living space. The upper unit is fully remodeled with 2 bedrooms, 1 full bath, and kitchen. The lower unit has 2 bedrooms, 1 full bath, kitchen, dining room, and living room. The full basement is accessed from the lower unit and has laundry hookups. 20'x 20' detached garage is included on the property with off-street parking. Vinyl replacement windows. (2) updated 100-amp breaker panels. Separate electric meters. Each unit has its own gas FA furnace but shares a gas meter and HWT. Public utilities. The upper unit is currently vacant and ready for a new tenant. Long-term tenant lives in the lower unit. Current income is \$600 MTM. Landlord pays water, sewer, garbage, and gas bills.



Scan for auction
details, including
directions.

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

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Information is believed to be
accurate but not guaranteed.
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MLS



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WEDNESDAY, MAY 21, 2025
AUCTION #2 HELD ONSITE AT 1:00 PM



REAL ESTATE

LIVE AUCTION WITH ONLINE BIDDING AVAILABLE



Auction #2. 1123 Fulton Rd. NW, Canton, OH 44703. Commercial and residential opportunity! Over/under duplex. The lower unit features 1,335 SF of fully remodeled commercial space. 6 offices, conference room, kitchen, bathroom and reception area. New air conditioning and heating. The upper unit features a 1,200 SF apartment with 2 bedrooms, 1 bath. Lower unit is currently vacant and ready for use. Upper unit is tenant occupied. Current income is \$600 MTM. Good exposure and paved parking on Fulton Rd. Attached garage with overflow parking on Rose Ct.

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.

Note: Each home will be open for viewing 1 hour prior to auction. Plan to attend!



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REALTORS
AUCTIONEERS
ADVISORS

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