

# ABSOLUTE AUCTION

STARTS: MONDAY, MARCH 17, 2025, 12:30 PM  
ENDS: FRIDAY, MARCH 21, 2025, 12:30 PM



INVESTMENT  
OPPORTUNITY



## SOLID BRICK DUPLEX

Stark County, Canton  
Township, Canton

3807-3809 4TH ST. NW,  
CANTON, OH 44708

## ONLINE ONLY AUCTION

OPEN HOUSE  
WEDNESDAY, MARCH 19, 2025  
1:00-2:00 PM

### REAL ESTATE

Real estate offers a solid brick duplex with each side having 2 bedrooms, 1 bathroom, living room, eat-in kitchen, full basement, breaker electric gas forced air heat and front and rear entrances. Updates include vinyl windows, roof shingles, gas furnaces, carpet and paint. There is a two-car garage that each unit shares with additional off-street parking. Tenants are month to month and have been there for several years. Total rent per month is \$1,285 and the tenants pay their own water, sewer and trash. Taxes per half are \$1,432.81. Property is close to shopping, hospitals, parks, schools and highways.

### 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.



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directions.

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