

# ABSOLUTE AUCTION

MONDAY, APRIL 21, 2025, 12:30 PM  
ONSITE AND ONLINE BIDDING AVAILABLE



REAL ESTATE



Real Estate offers multiple options for your intended use. This property was previously rented as a 3-unit apartment with the rents totaling \$1,650 per month. The main level offers a kitchen area, full bathroom, two large rooms, front and side entrance. Main level needs to be completed. The second level offers a kitchen, full bath, living room, family room, two bedrooms, large closets and is ready to be rented. This property also features a studio apartment with its own entrance. Additional property features include a full partitioned basement with kitchen and full bathroom and multiple rooms. Updates include gas furnace, breaker electric, glass block windows, some paint and carpet. Taxes per half are \$874.



## INVESTMENT OPPORTUNITY MULTI USE PROPERTY WITH B-3 ZONING

Previous Rents  
\$1,650 Per Month  
Property Needs Some  
Sprucing Up  
Canton, OH, Stark County

2216 CLEVELAND AVE. NW,  
CANTON, OH 44709

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: Ridgewood Area Properties, LLC.



RANDY L. COMPTON  
AUCTIONEER/REALTOR®  
330.704.5702  
rcompton@kikocompany.com

www.kikoauctions.com | 800.533.5456

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



Scan for auction details, including directions.

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