

ABSOLUTE AUCTION

WEDNESDAY, NOVEMBER 5, 2025, 12:30 PM
Onsite Auction With Online Bidding Available



REAL ESTATE



Parcel #1: 1543-1545 Clearbrook Rd.
NW, Massillon, OH 44646



Parcel #2: 533-535 Elmford Ave. SW,
Massillon, OH 44646



Parcel #3: 4404-4408 8th St. NW,
Canton, OH 44708



Parcel #4: 3825-3827 Hazelbrook St. SW,
Massillon, OH 44646

**4 DUPLEXES
IN PERRY TWP.**
Buy One Or All
Gross Potential Income Of
\$100,000 Per Year
Stark Co., Perry Twp.,
Perry Schools

1543 CLEARBROOK RD. NW,
MASSILLON, OH 44646
Auction to be held at Clearbrook.

PARCEL #1: 1543-1545 CLEARBROOK RD. NW, MASSILLON, OH 44646. (AUCTION LOCATION).

Brick and vinyl, well maintained 2-story duplex. Each side has a main floor kitchen, living room, and half bathroom. Upstairs with two beds and one full bath, full basement with laundry hook-ups, and one-car attached garage. Nice, fenced backyard. Seller pays \$58/mo. per side for sewer and maintains the lawn. Tenant pays all other utilities. Shingles were replaced in 2018. Stark Co. parcel #4310752. Half year taxes are \$1,384.

1543: Rent is \$725/mo. New furnace in 2018. MTM lease. Has enclosed patio.

1545: Vacant, previously rented for \$1,050/mo. New furnace in 2018, A/C in 2020. MTM lease.

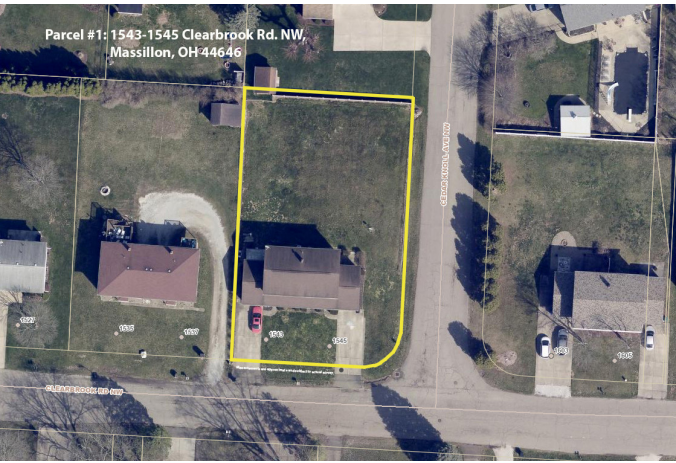
www.kikoauctions.com | 800.533.5456

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.



PARCEL #2: 533-535 ELMFORD AVE. SW, MASSILLON, OH 44646

All brick, well maintained 2-story duplex. Each side has a main floor kitchen, living room, upstairs with two beds and one full bath, and full basement with laundry hookups. Carport or outdoor parking. Shingles were replaced in 2018. Seller pays \$58/ mo. per side for sewer and maintains the lawn. Tenant pays all other utilities. Stark Co. parcel #4309276. Half year taxes are \$1,007.

533: Vacant, previously rented for \$825/mo. MTM lease.

535: Rent is \$895/mo. MTM lease.



PARCEL #3: 4404-4408 8TH ST. NW, CANTON, OH 44708

All brick ranch duplex. Each side has two beds, one full bath, full basement with laundry hook ups, and detached two-car garages. Seller pays approx. \$60/mo. total for water and \$58/mo. per side for sewer. Tenant pays all other utilities. Shingles were replaced in 2021. Stark Co. parcel #4318701. Half year taxes are \$1,293.

4404: Rent is \$700/mo. HVAC replaced in 2018. MTM lease.

4408: Rent is \$685/mo. (Renter mows the lawn). HVAC replaced in 2018. MTM lease.



PARCEL #4: 3825-3827 HAZELBROOK ST. SW, MASSILLON, OH 44646

All brick ranch duplex. Each side has two beds, one full bath, full basement with laundry hookups and attached one-car garages. Seller pays \$58/mo. per side for sewer. Water is a shared well. New well tank in 2022. Stark Co. parcel #4303189. Half year taxes are, \$1,376. Roof replaced in 1993.

3825: Rent \$750/mo. MTM lease.

3827: Rent \$700/mo. New furnace in 2022. MTM lease.



Seller is retiring and all duplexes have been well-maintained! Gross potential income of \$1,000 per unit is \$96,000 per year! Better come check them out. Multi-par auction. Buy One or all!

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.



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**REALTORS
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ADVISORS**

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