

**ABSOLUTE
AUCTION**



THURS., OCT. 13, 2022 @ 5:30 PM

308-310 Commonweath Ave., Massillon, OH 44646

Good side-by-side, two story duplex having 2,438 sq. ft. total living area, each unit features carpeted sunroom, living room, fully applianced eat-in kitchen, dining room, 2 bedrooms, full bath, separate basements w/laundry hookups (1 unit w/washer & dryer), updated breaker electric, gas furnace, window air conditioners w/remote, 2 car divided garage, private drive, lot size 50' X 130', taxes \$748.48 per half year. Attention Home Seekers, Landlords, Investors, Retirees. Live in one side, rent the other or rent both and enjoy the positive cash flow... Don't Miss This Income Opportunity Property! Sells to the high bidder at Absolute Auction. Look this one over and buy at your price! Selling after real estate: all remaining contents. See whippleauction.com for list of contents.

Terms on Real Estate: 15% 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.

Chattel Terms: Cash, check, debit card, visa, mastercard, w/proper ID auction day. 5% buyer's premium on all chattel sales with a 5% discount for cash.

Auction by Order of: Christine A. Kolek, Owner

Auctioneers / Realtors: Joey Marino, Realtor - 330-412-2221, Don Grace, Auctioneer / Realtor - 330-327-5277

Auction Conducted By: Whipple Auction & Realty - Realtors ~ Auctioneers ~ Advisors

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