



1904 FREDERICK AVE. SW, CANTON, OH 44706

ONLINE ONLY AUCTION | APRIL 22 - MAY 1, 2024

Home / Investment Opportunity!

Online Only - Real Estate Auction!!

PREVIEW: Monday - April 29, 2024 - 12:00-1:00 PM

Attention Handymen/women & Investors!! Two story home on two lots offering 910 sq. ft. living space, 2 bedrooms and 1 full bath. Main level with living room, family room with fireplace, dining room, kitchen and walkout to covered porch/balcony. Upstairs 2 bedrooms and full bath. Full unfinished walkout basement with covered cement patio, gas heat, public sewer/water. Situated on a double lot 80' x 115' with mature trees and sheds for extra storage convenience. Canton City / Canton City Schools. Home needs remodeling / repairs. This property offers great potential for a home or rental income! Real Estate taxes \$439.44 per half yr. Stark County parcels # 221260 & 221261.

Terms on Real Estate: 10% down next business day via bank wire, 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. A tech fee of \$250 will be charged to the buyer at closing. 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: Daniel J. Snyder, Administrator of the Debra L. Snyder Estate.

Auctioneers/Realtors: Tiffany Terlecky - Realtor - 330.575.3822 & John Marino - Auctioneer / Realtor - 330.309.7653.

Auction Conducted By: Whipple Auction & Realty



1147 Whipple AveNW
Canton, OH 44708

330-477-SOLD
whippleauction.com