

ABSOLUTE AUCTION

WEDNESDAY, OCTOBER 16, 2024, 12:30 PM
Live Auction W/ Online Bidding Available



REAL ESTATE



ATTENTION INVESTORS

Two Duplexes
Side-By-Side

120 AND 134 CENTER RD.,
NEW FRANKLIN, OH 44319

AUCTION HIGHLIGHTS

- City Of New Franklin
- Summit Co.
- .69 Acres Per Duplex
- Additional Shop Building
- Manchester Schools
- Buy One Or Both

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Information is believed to be accurate but not guaranteed.
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Scan for auction details, including directions.

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



116/120 Center Rd.



130/134 Center Rd.



116/120 Center Rd - Rear picture



130/134 Center Rd - rear picture

Auction #1. 116/120 Center Rd., New Franklin, OH. One-owner duplex on .69 acres built in 1969. Unit 116 has 2 bedrooms, full bath, kitchen, living room, and storage/laundry area and 1-car garage with long term tenant currently that rents month-to-month. Unit 120 has 3 bedrooms, full bath, kitchen, living room, and storage/laundry and 2-car garage, currently vacant. Property has block shop building 26' x 26' for additional garage space, storage, or another revenue. Numerous updates within last year including siding, roof, windows, and septic. Tenant pays gas, electric, and trash. Summit Co. parcel 2303266.

Auction #2. 130/134 Center Rd., New Franklin, OH. One-owner duplex on .69 acres built in 1969. Both units have 2 bedrooms, eat-in kitchen, living room, full bath, storage/laundry area and 2-car garages with long term tenants currently renting month-to-month. Tenants pay gas, electric, and trash. Summit Co. parcel 2303268.

Note: Both properties were built and maintained extremely well by seller. Tenants are all currently month to month at \$650. Well and septic. Property will

be offered as single duplex and then as package with both and sold whichever way brings most.

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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