



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

Monday - October 30, 2023 - 12:30 PM

**Unique Investment Opportunity
Formerly Donna's Nursery And Preschool
Serving The Community For 50+ Years
One-Owner Property - With Living Quarters Add-On
3,400+ SF - 3.5 Bath - 2 Kitchens - Attached Garage**

Originally Duplex - Potential To Be Split Back Into Multi-Family

STARK COUNTY - MASSILLON CITY - MASSILLON CSD

Onsite and Online Bidding Available

All sells to settle the estate on location:

918 AMHERST RD. NE, MASSILLON, OH 44646

Directions: From Cherry St. take Amherst north, just past former Affinity Hospital, home will be on right. Additional parking in rear alley off Commonwealth.

Real Estate Features: Very unique and exciting real estate opportunity. Entire property offers approx. 3,466 SF of space, having 6 potential bedrooms, 3.5 baths, 2 full kitchens, multiple living areas, laundry room, and an attached 1-car garage. Original duplex was built in 1881, most recently converted to and used as Donna's Nursery and Preschool. Additional 1,000+ SF living space added on in 1970s. Covered back patio with fenced in backyard. Investors will not want to miss this one! Potential for continued living use, business use, or to be split back into multi-family home. Currently zoned R-1, check with zoning department to discuss other possible uses. (3) FA gas furnaces, (2) water heaters, central air, city water and sewer. Basement under original home, crawl space under addition. Current half year taxes are \$1,132.47. Stark County parcel number 612854.

Home will be open for inspection morning of auction, beginning at 11:00 AM. Call for private showings.

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: Patricia S. Wolfe, Administrator of the Donna M. Yang Estate. Stark County Probate Court case #247258.



800-533-5456 | kikoauctions.com





AUCTION

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Starts: Wednesday - October 25, 2023 - 10:00 AM
Ends: Monday - October 30, 2023 - 5:00 PM

Daycare/Preschool Items - Toys - Desks
Collectible Glassware - Furniture - Household
ONLINE ONLY AUCTION - NO SHIPPING

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Preview: Monday - October 30, 2023 - 11:00 AM-12:00 PM
Pickup: Wednesday - November 1, 2023 - 10:00 AM-12:00 PM

Daycare/Preschool Items: Nice Plastic Stacking Kids Chairs - Kids Desks and Tables - Alphabet And Other Themed Rugs - Foundations Baby Cribs - Lots of Various Toys, Some Vintage - Lite Brites - Lincoln Logs - Blocks - Puzzles - Board Games - Outdoor Play Set - And More!

Glass - Furniture - Household: Lots of Nice Milk Glass - Precious Moments - Pyrex - Depression Glass - Johnson Bros. - Puss In Boots - Fenton Glass - Hummels - McCormick "The Patriots" Decanters - Nice Decor - Sofa - Chairs - China Cabinet - Kitchen Table, Chairs, and Matching Hutch - Entertainment Stand - TV - Kitchen Wares - Christmas Decor - Early Wood Folding Chairs - Collector Plates - Electronics - Office Furniture And Supplies - And More!

Visit www.kikoauctions.com for more details.

Online Terms: Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,500 or greater. 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



Auctioneer/Realtor®

GABE COZY

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