

# ABSOLUTE AUCTION

FRIDAY, MAY 2, 2025, 12:00 PM  
OPEN HOUSE AUCTION DAY AT 10:00 AM



COMMERCIAL  
REAL ESTATE



AUCTION #1: 52-UNIT  
APARTMENT COMPLEX ON  
3.12 ACRES

AUCTION #2: 35-UNIT  
STORAGE FACILITY ON .63  
ACRES

300 LINCOLN ST. SW,  
HARTVILLE, OH 44632



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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.

## AUCTION #1

Very nice and well cared for 52-unit apartment complex located next door to a 10-acre community park with walking trails and playground. Lake Elementary School is located within walking distance right across the street. Ideal location close to town and everything that Hartville has to offer. There are (8) buildings total, (6) 6-unit buildings and (2) 8-unit buildings all built in 1973 with asphalt parking. All units are two bedroom and have separate gas furnace, A/C, hot water tank, laundry hook up and are 1,074 sq. ft. with no deferred maintenance. Major improvements have been made in the last 10 years including windows, doors, cabinets, countertops, trim, furnaces, A/C units, shingles, paint and flooring. Property is 100% occupied with many long-term tenants. Tenants pay gas and electric, owner pays water well maintenance, sewer, trash and snow removal. Great income property with rents grossing \$621,348 per year. There are 52 Stark County parcel #s for Auction #1, #2300733 through 2300784. All sell as one unit. Every unit is a separate parcel number, meaning these have the potential to be converted to condominiums, in which each unit could be sold off separately. Open house auction day at 10:00 am. Online bidding available.

## AUCTION #2

Stark County parcel #2300787. Jefferson St. NW – 35-unit storage unit/facility built in 2020. Situated on .63 acre, this mason block building is 42'x225' and is 9,450 sq. ft. There are (29) 11.5' x 20' units, (4) 11.5' x 16' units and (2) 10' x 20' units. Great income producing property with a gross annual income potential of \$46,920. Seller pays electric, approx. \$80 per month. Each unit features concrete floors, block construction, internal electric and external security lights.

## AUCTIONEERS NOTE

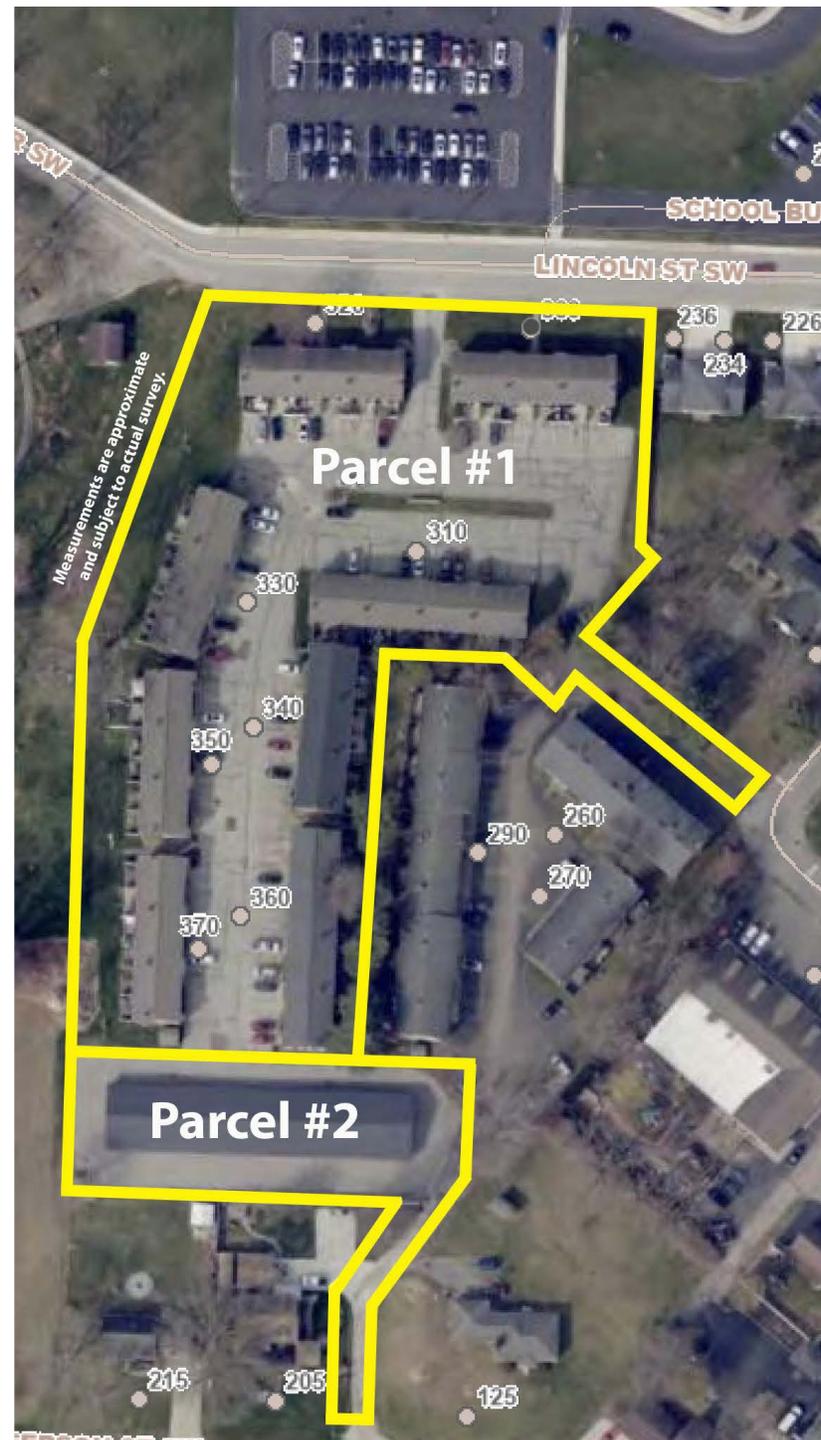
Auction #1 and #2 will not be offered together, buy one or both. Please respect the tenant's privacy. Many units will be open auction day only starting at 10:00 AM. Call Jeff Kiko with any questions on how to buy.

## 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 sold as Separate Parcels and not to be offered as an Entirety.

## AUCTION BY ORDER OF

Lincoln Square Apartments, LLC



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REALTORS  
AUCTIONEERS  
ADVISORS

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