

ABSOLUTE AUCTION

TUESDAY, OCTOBER 21, 2025, 12:30 PM



COMMERCIAL
REAL ESTATE



LIVE AUCTION WITH ONLINE BIDDING

36-UNIT BRICK APARTMENT COMPLEX

"Hilltop Apartments"

1307 S. MAIN ST.,
NORTH CANTON, OH 44720



www.kikoauctions.com | 800.533.5456

Information is believed to be
accurate but not guaranteed.
KIKO Auctioneers



MLS



Scan for auction
details, including
directions.

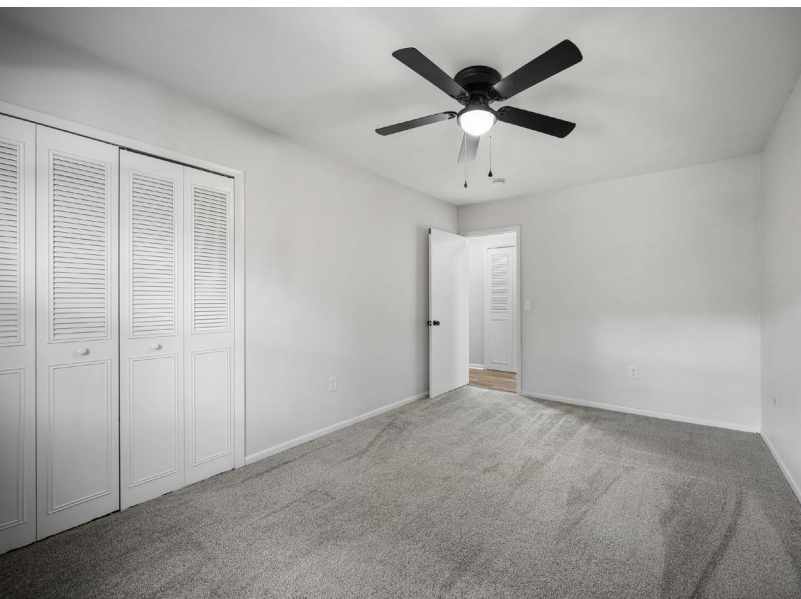
Absolute Auction.
All sells to the
highest bidder on
location.

Opportunity knocking to own a well-maintained 36-unit brick apartment complex in the heart of North Canton City! This complex has a lot to offer for investors. One building divided into three sections by 2 firewalls. Numerous updates have been done including recent Knight Lochinvar hot water boilers, about 90% of building has new vinyl windows by Joyce Factory, new roof in 2017.

- 23 (2-bedroom, 1-bathroom) units
- 13 (1-bedroom, 1-bath) units
- Each unit is equipped with stove, refrigerator, and dishwasher
- Separately metered electric
- Common laundry area – (2) coin washer and dryers in each section, 6 total
- 27 garages
- Hot water gas boiler heat (recently updated)
- Each tenant pays a \$50 monthly admin fee that includes: water, trash, gas and sewer.
- Current rent roll: \$27,167 per month (with 4 vacancies)
- Potential for rent increases

Excellent location close to I-77, Belden Village, The Strip, and downtown North Canton with dining, shopping & entertainment. Strong rental history! Stark County parcel #9203538 and 9205230. Call today for details and to learn how to purchase this property at auction! Please respect tenants' privacy. Units will be open 1 hour prior to auction for inspection. Call for rent roll, improvements, and expenses.

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.



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