

ABSOLUTE AUCTION

TUESDAY, SEPTEMBER 22, 2026, 12:30 PM
UNITS OPEN FOR VIEWING AUCTION DAY AT 10:30 AM



REAL ESTATE



THREE
APARTMENT
BUILDINGS,
14 UNITS TOTAL

170 KENDALL AVE.,
CAMPBELL, OH 44405

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- Turnkey Income Opportunity
- Selling As One
- All Brick Exterior
- Several Recent Updates
- Fully Occupied
- Public Utilities
- Campbell City
- Mahoning Co.
- Currently Under Professional Management



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Information is believed to be
accurate but not guaranteed.
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REAL ESTATE

Three separate brick buildings, all on one parcel.

170 KENDALL

is 4 units, two up and two down, all two bedrooms, individual electric boilers. Tenants pay electric, owner pays water and gas, gas runs hot water heaters only. Wall unit AC in each unit. Common hallway with front and rear entrance. Common area with coin laundry. Fully occupied.

166 KENDALL

is 6 units having two lower units, two mid-level and two up. Central gas boiler, one gas meter, one electric meter. Electric meters are all separate including house meter. Tenants pay electric. Each two bedrooms, center stairwell with front and rear entrance, wall unit AC in each. Fully occupied.

172 KENDALL

is 4 units, two up and two down, front and rear entrance, central gas boiler, one gas meter and one water meter. All separate electric meters including house meter, two-bedroom units each with wall AC. Coin laundry. Fully occupied.

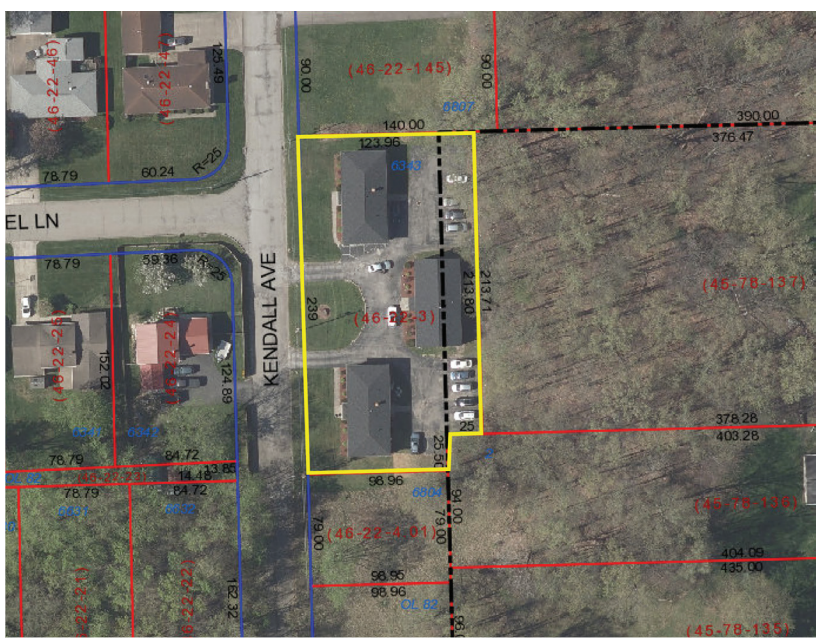
All three buildings are on one tax parcel. Recent updates include new shingles, soffit and gutters last year on all three buildings, over \$49K spent. Black-top parking lot patched and sealed August 2026. Brick exterior, public utilities, convenient location. Open for viewing auction day at 10:30 AM. Current rent roll \$11,108. Over \$73,000 in net cash flow. Rents range from \$775-\$875 per month. All units have been updated/remodeled in the last 7 years with new kitchens and baths. Management can transfer. Call for financials and rents.

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

Geisler Holdings LLC



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REALTORS
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