

ABSOLUTE AUCTION

FRIDAY, FEBRUARY 27, 2026, 12:00 PM



IMPRESSIVE HISTORIC BUILDING, COMMERCIAL ZONING

Former George E. Cook
House

1435 MARKET AVE. N,
CANTON, OH 44714

Exciting real estate opportunity for investors and owner-occupiers alike. This impressive historical building has much to offer, with Victorian styling, hardwood inlaid floors, hardwood pocket doors and accents, stained glass windows and light features, grand staircase, built in cabinetry, tiled fireplaces, high ceilings throughout each of the three levels, and more! There is truly a lot to take in with this 5,554 SF building built in 1892. Formerly the George E. Cook House, owner of the Princess Plow Co., and most recently used as a multi-tenant office space. Private parking lot in rear, with ramp to handicap accessible first floor. Having two and a half spacious bathrooms, numerous private office areas, spacious kitchen and pantry, unfinished third floor with loads of potential for additional space, full unfinished basement with (2) FA gas furnaces, 200-amp breaker electric, and public water and sewer. All situated on a 0.46-acre corner lot with good exposure, high traffic count. Current half year taxes are \$1,943.21. Zoning is Planned Office Business (PB1), with potential for new uses. Call Canton City zoning office at 330.438.4726 to discuss your intended use. Owner has loved this property for 20 years, but she is ready to enjoy retirement. It is time for a new owner to breathe new life into this one-of-a-kind property! Property will be open for inspection morning of auction beginning at 10:00 AM. Call auctioneer for private showings.

Note: Also selling antique furniture and contents online only ending 3/2.

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.

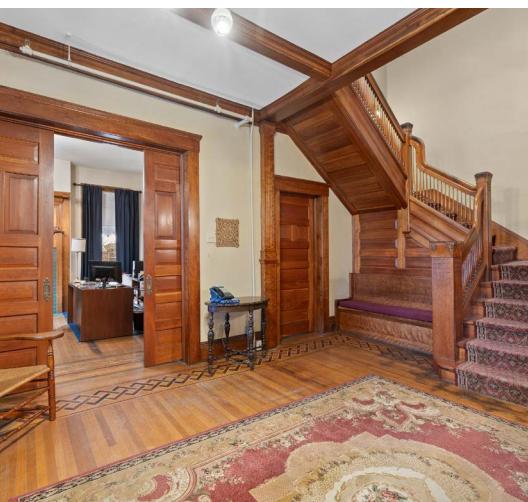
www.kikoauctions.com | 800.533.5456

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KIKO Auctioneers



Scan for auction
details, including
directions.

Absolute Auction.
All sells to the
highest bidder.



ONLINE ONLY ABSOLUTE AUCTION

STARTS: WEDNESDAY, FEBRUARY 25, 2026, 12:00 PM
ENDS: MONDAY, MARCH 2, 2026, 12:00 PM



Preview: Friday, February 27, 2026, 10:00 AM-12:00 PM
Pickup: Thursday, March 5, 2026, 10:00 AM-1:00 PM

Antique Furniture; Ornate Solid Wood Furniture; Antique Call Box/Enunciator; Danner Revolving Bookcase; Victorian Cushioned Seats; Leather Button Back Love Seat; Mandel Bros. Office Desk; Wonderful Dining Room Set; Table and Chairs, Buffet, Cabinet; Heriz 11'x14' Oriental Rug; Dry Sinks, Bowl and Pitchers, Crock; Artworks and Prints, Antique Cookware; Lehr Upright Piano, Modern Office Furniture; Electronics, Monitors, Misc. Contents.

Online Terms: Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,000 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. For 3rd party shipping, email your Proxibid invoice to store3008@theupsstore.com or call 330-896-4920 ext. 9. UPS will charge buyers a \$15 pickup fee in addition to shipping costs.



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REALTORS
AUCTIONEERS
ADVISORS

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