



Combination A

Combination A: Auctions 1 through 4, offered together as a package. Totalling approx. 2.707 continuous acres, all having B-2 zoning. This package is directly adjacent to the Oakwood Square plaza and Plain Township Amphitheater. Great potential for redevelopment or business use. All properties on public utilities. Package includes former Chase bank building, former home used as office/retail space, and (2) tenant occupied income producing homes.



Combination B

Combination B: Auctions 5 and 6, offered together as a package. (2) Single family homes, tenant occupied and income producing. Public utilities with separate private septic systems.

Open Houses: Tuesday, August 4, 2026, 4:00 PM to 6:00 PM and Tuesday, August 11, 2026, 11:00 AM to 12:30 PM

Auctioneer's Note: Excellent opportunity to invest in real estate in a desirable area. Buy one or buy all. Properties will be open for viewing during open house, Tuesday, August 4th from 4:00 PM to 6:00 PM, and the morning of the auction beginning at 11:00 AM. Parcels will be offered individually and as combinations and will not be offered as an entirety. Call auctioneer with any questions.

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 offered as a Multi Par auction and sold whichever way it brings the most.

ABSOLUTE AUCTION

TUESDAY, AUGUST 11, 2026, 12:30 PM



COMMERCIAL OPPORTUNITY



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6 PROPERTIES, COMMERCIAL AND RESIDENTIAL

Adjacent to Oakwood Square, Plain Twp.



REALTORS
AUCTIONEERS
ADVISORS

AUCTION LOCATION:
6336 MIDDLEBRANCH AVE. NE,
CANTON, OH 44721

Real Estate Overview: Attention real estate investors, business owners, developers, and home buyers alike. Do not miss this exciting real estate opportunity. Mark your calendars for August 11th, when KIKO will be offering a rare opportunity to bid on and buy up to 6 properties in a desirable area at absolute auction. All situated in Plain Township, neighboring Oakwood Square Plaza and the Plain Township Amphitheater, this auction offers (4) good, tenant-occupied single-family homes, a former Chase Bank building, and a former single-family home most recently used for office/retail space. Properties on east side of Middlebranch Ave. all zoned B-2; properties on west side zoned R-1.



Scan for auction details, including directions.

*Absolute Auction.
All sells to the highest bidders.*

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



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Auction #1



Auction #1: 6336 Middlebranch Ave. NE, Canton, OH 44721 - Former Chase Bank - 2,648 SF commercial building with B-2 zoning. Situated on 0.76-acre lot. New public water line ran in 2023, and new public sewer connection in 2024. Stark County parcel number 5201459.

Auction #4



Auction #4: 6310 Middlebranch Ave. NE, Canton, OH 44721 - Single-family home built in 1958, 1,447 SF brick ranch, with 3 bedrooms and 2 full baths. Situated on 0.52-acre lot, with B-2 zoning. Updates include complete home remodel 2021-23, public water connection 2023, public sewer connection 2024, hot water tank 2024, and new gutters 2025. Property currently occupied by tenant. Stark County parcel number 5200880.

Auction #2



Auction #2: 6328 Middlebranch Ave. NE, Canton, OH 44721 - Single-family home built in 1965, 1,392 SF brick ranch with 3 bedrooms and 2.5 baths. Rear access 2-car garage under, situated on 0.76-acre lot, with B-2 zoning. Updates include new roof 2019, retaining wall replaced 2023, public water connection 2023, public sewer connection 2024, updated FA gas furnace and A/C in 2024, and new gutters in 2025. Property currently occupied by tenant. Stark County parcel number 5200949.

Auction #5



Auction #5: 6335 Middlebranch Ave. NE, Canton, OH 44721 - Single family home built in 1967, 1,456 SF brick ranch, with 4 bedrooms and 2.5 baths. With attached 2-car garage, situated on 0.54-acre lot, zoned R-1. Updates include new roof 2004, new FA gas furnace and AC 2019, new carpet 2021, new main and garage electrical panels 2021, new hot water tank 2021, masonry work 2024, landscaping 2024, and new doors 2025. City water, private septic. Property currently occupied by tenant. Stark County parcel number 5205800.

Auction #3



Auction #3: 6316 Middlebranch Ave. NE, Canton, OH 44721 - Originally a single-family home, most recently used as an office/retail space, opportunity for either use. Built in 1955, brick bungalow style home with converted garage, totaling approx. 2,048 SF finished space. Listed as 4 bedrooms, 2.5 baths, situated on 0.67-acre lot, with B-2 zoning. Updates include: connected to city water, new roof 2008, new concrete 2008, 2011, and 2013, top floor windows 2011, hot water tank 2021, masonry repairs 2021, new FA gas furnace 2022, public sewer connection 2024, and new rear gutters 2025. Stark County parcel number 5217262.

Auction #6



Auction #6: 6323 Middlebranch Ave. NE, Canton, OH 44721 - Single-family home built in 1959, 1,324 SF brick ranch, with 3 bedrooms and 2 full baths. With attached rear entry 2-car garage, situated on 0.7-acre lot, zoned R-1. Updates include complete home remodel 2015, new city water line 2017, new FA gas furnace and AC 2019, new garage door 2021, new roof 2022, and new gutters 2025. City water, private septic. Property currently occupied by tenant. Stark County parcel number 5202897.