

Office ♦ Industrial ♦ Retail ♦ Medical ♦ Auctions ♦ Residential ♦ Investments ♦ Management ♦ Development ♦ 1031 Exchanges

## 2.27 ACRES OF COMMERCIAL LAND

**Address:** Belden Avenue SE  
Canton, OH 44707

**Directions:** I-77 to Rt. 30 E - Exit 43 S/Waynesburg, right turn on Ed Stein Drive



**Listing Agent:** Tim Putman

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**Co-Listing Agent:** Wick Hartung

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### BUILDING DATA

Previous Use:  
**Total Sq.Ft.:** 0  
Office:  
Other: 0  
Units:  
Floor(s): 0  
Sq.Ft./Floor:  
Year Built:  
Roof:  
Ceiling Height:  
Sprinklers: Elevator:  
Heat:  
Air:

### SITE DATA

Acre(s): 2.27  
Frontage: 300'  
Depth: 330'  
County: Stark  
Township: Canton SE  
Zoning: Industrial  
Topo: Generally Level  
Close Interchange: U.S. Route 30  
Distance: 1/4 Mile  
Traffic Count: 12700  
Bus Lines:  
Rail: Rail Name:  
Miscellaneous:

*The above price reflects \$110,132.15 per acre. Adjacent new industrial park under development at U.S. Route 30 and Route 43/Waynesburg Drive exit. Broker interest. Owners will develop and lease to credit tenants. In the "path of progress."*

### SALE DATA

**Sale Price:** \$250,000.00  
Terms/Finance: Cash  
Gross Income: \$0.00  
RE Taxes/Year: \$28.36  
Expenses: \$0.00  
Net Oper Income: \$0.00  
Occupied By:

### LEASE DATA

	Office	Other
S.F. Avail:	0	0
\$/SF:	\$0.00	\$0.00
\$/Mo:	\$0.00	\$0.00
CAM \$/SF:	\$0.00	\$0.00
CAM \$/Mo:	\$0.00	\$0.00
<b>TOTAL \$/SF:</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL \$/Mo:</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL \$/MO W/CAM:</b>	<b>\$0.00</b>	<b>\$0.00</b>
Terms/Poss:	Tenant	Owner
Gas/Electric:		
Water/Sewer:		
Taxes/Insur:		
Maint/Repairs:		

### UTILITIES

Gas: Dominion East Ohio  
Electric: AEP  
Water: Canton City  
Sewer: Canton City

### OTHER

Unit/Bay Size:  
Construction:  
Docks:  
OH Doors:  
Miscellaneous:  
*Vacant land with 12" city water main & 18" sanitary sewer. Owners will sell, build to suit, lease or lease option to prospects. Ideal convenience store, gas depot, fast food franchise, just South of Rt 30 - on 43 South - Entrance to Stein Industrial Park*



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