



**COMMERCIAL PROPERTY BRIEF**

4618 Dressler Rd NW, Canton OH 44718  
 330-492-5550 FAX: 330-493-5312  
 Visit our Web Site: [www.cutlerci.com](http://www.cutlerci.com)

MLS #: 5058853  
 E-MAIL: Yes  
 INTERNET: Yes  
 LOOPNET: Yes

**Address:** 108 3rd St NE  
**City/Local:** Massillon Ohio 44646  
**Directions:** North off Lincoln Way  
**Nearest Interchg:** Rt21  
**Name of Business:** \_\_\_\_\_

**LEASE:**  
**Office:** \_\_\_\_\_   
**Industrial:** \_\_\_\_\_  
**Vacant Land:** \_\_\_\_\_  
**Business Oppor:** \_\_\_\_\_  
**Other/ Misc:** \_\_\_\_\_

**SALE:** \_\_\_\_\_  
**APTS:** \_\_\_\_\_  
**RETAIL:** \_\_\_\_\_  
**INDUSTRIAL:** \_\_\_\_\_  
**OFFICE:** \_\_\_\_\_  
**LAND:** \_\_\_\_\_  
**MULTI-FAMILY:** \_\_\_\_\_  
**BUSINESS OPPOR:** \_\_\_\_\_  
**BUILDING:** \_\_\_\_\_  
**OTHER/MISC.** \_\_\_\_\_

**CONTACT:** Brenda Jackson 330-284-2395  
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**SALES INFORMATION**  
**Price:** NA  
**Taxes:** \_\_\_\_\_  
**Insurance:** \_\_\_\_\_  
**Sewer:** \_\_\_\_\_  
**Trash:** \_\_\_\_\_  
**Snow/Lawn:** \_\_\_\_\_  
**Gross Income:** \_\_\_\_\_  
**Total Expense:** \_\_\_\_\_  
**Net Income:** \_\_\_\_\_  
**Current Occupancy:** Vacant  
**Financing:** \_\_\_\_\_

**BUILDING INFORMATION**  
**Foundation Size:** \_\_\_\_\_  
**No. of Units:** 1  
**No. of Floors:** 1  
**Parcel #** 5058853  
**Total Usable Sq. Ft:** 1,344  
**Age of Bldg:** 1971  
**Elevators:** \_\_\_\_\_  
**Sprinklers:** \_\_\_\_\_  
**Ceiling Height:** \_\_\_\_\_  
**Docks:** \_\_\_\_\_  
**Drive in Doors:** \_\_\_\_\_  
**Size:** \_\_\_\_\_

**Office Space:** \_\_\_\_\_  
**Air Conditioning:** CAC  
**Type of Heat:** GFA  
**Power Available:** \_\_\_\_\_  
**Electric Service:** \_\_\_\_\_  
**Thickness of Floor:** \_\_\_\_\_  
**Unit/Bay Sizes:** \_\_\_\_\_  
**Plans Available:** \_\_\_\_\_  
**Parking Spaces:** Onsite  
**Description:** Former Attorney's Office

**LEASE INFORMATION**  
**Sq. Ft. Available:** 13444  
**Rate:** \_\_\_\_\_  
**Mo. Rent:** \$1500+  
**Term Desired:** Min 1 year  
**Possession:** \_\_\_\_\_  
**Will Owner Remodel** \_\_\_\_\_  
**For Tenant:** \_\_\_\_\_  
**Indicate Who Pays:**  
**Utilities:** Tenant  
**Repairs:** Tenant  
**Taxes:** Landlord  
**Bldg. Insurance:** Landlord  
**Water & Sewer:** Tenant

**ADDITIONAL INFORMATION**  
**Single Tenant Office Building**  
**One floor office building is close to downtown but outside of all the traffic.**  
**Just the right size for an independent office user.**

21x15 Reception/Waiting room  
 11x15 Office  
 11x11 Office  
 10x10 Office  
 11x10 Office  
 15x11 Conference Room  
 2 Restrooms  
 Onsite Parking  
 Tenants pay all utilities, lawn care and snow removal.

**Frontage:** 100  
**Depth:** 47  
**Zoning** Office  
**Gas:** \_\_\_\_\_  
**Water:** \_\_\_\_\_  
**Sewer:** \_\_\_\_\_  
**Electric:** \_\_\_\_\_  
**Topography:** \_\_\_\_\_  
**Survey Available** \_\_\_\_\_  
**Distance:** \_\_\_\_\_  
**Traffic Count:** \_\_\_\_\_  
**Rail:** \_\_\_\_\_

The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy herein.