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www.putmanproperties.com

Tim Putman

Cell: (330) 495-0600

E-Mail: tputman@putmanproperties.com

Co-Listing Agent:

Cell:

E-Mail:

O • 330-498-4400 | F • 330-498-3800
4065 Fulton Dr. NW, Canton, OH 44718



2,964 SQ. FT. RESTAURANT FOR SALE/LEASE

1111 Lincoln Way E, Massillon, OH, 44646

Directions: US 21 to Lillian Gish Blvd., east onto Lillian Gish Blvd, right onto Lincoln Way/172. On right just past 11th St. NE

BUILDING INFO

Previous: Arbys
Total Sq. Ft.: 2,964
Available Restaurant: **2,964**
Available :
Units:
Floor(s): 1
Year Built: 1996
Roof: Flat
Ceiling Height: 10'
Sprinklers:
Elevator: No
Heat: Gas
Air: Central

UTILITIES

Gas: Dominion
Electric: AEP
Water: Aqua Ohio
Sewer: Massillon City
Internet: Massillon Cable

SITE INFO

Acre(s): 0.18
Frontage: 77 approx
Depth: 209-224
County: Stark
Township: Massillon
Zoning: B1
Topo: Level
Nearby Hwy: US21
Distance: 1.8 miles
Traffic Count: 15,100
Bus Lines:
Rail Name:
Miscellaneous:
Excellent location with high traffic count.
Well maintained facility. Ideal fast food,
restaurant, retail or office location.

SALE INFO

Sale Price: **\$990,000.00**
Terms/Finance:
Gross Income:
RE Taxes/Year: \$8,640.64
Expenses:
Net Oper Income:
Occupied By: Arbys

LEASE INFO

Restaurant
S.F. Avail: 2964
\$/S.F.: \$18.20
\$/Mo: \$4,500.00
Terms/Poss:

| | Tenant | Owner |
|----------------|-------------------------------------|-------------------------------------|
| Gas/Electric: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Water/Sewer: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Taxes/Insur: | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Maint/Repairs: | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

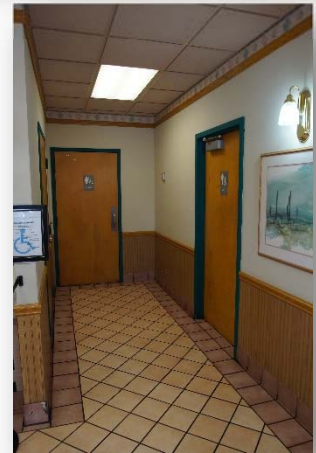
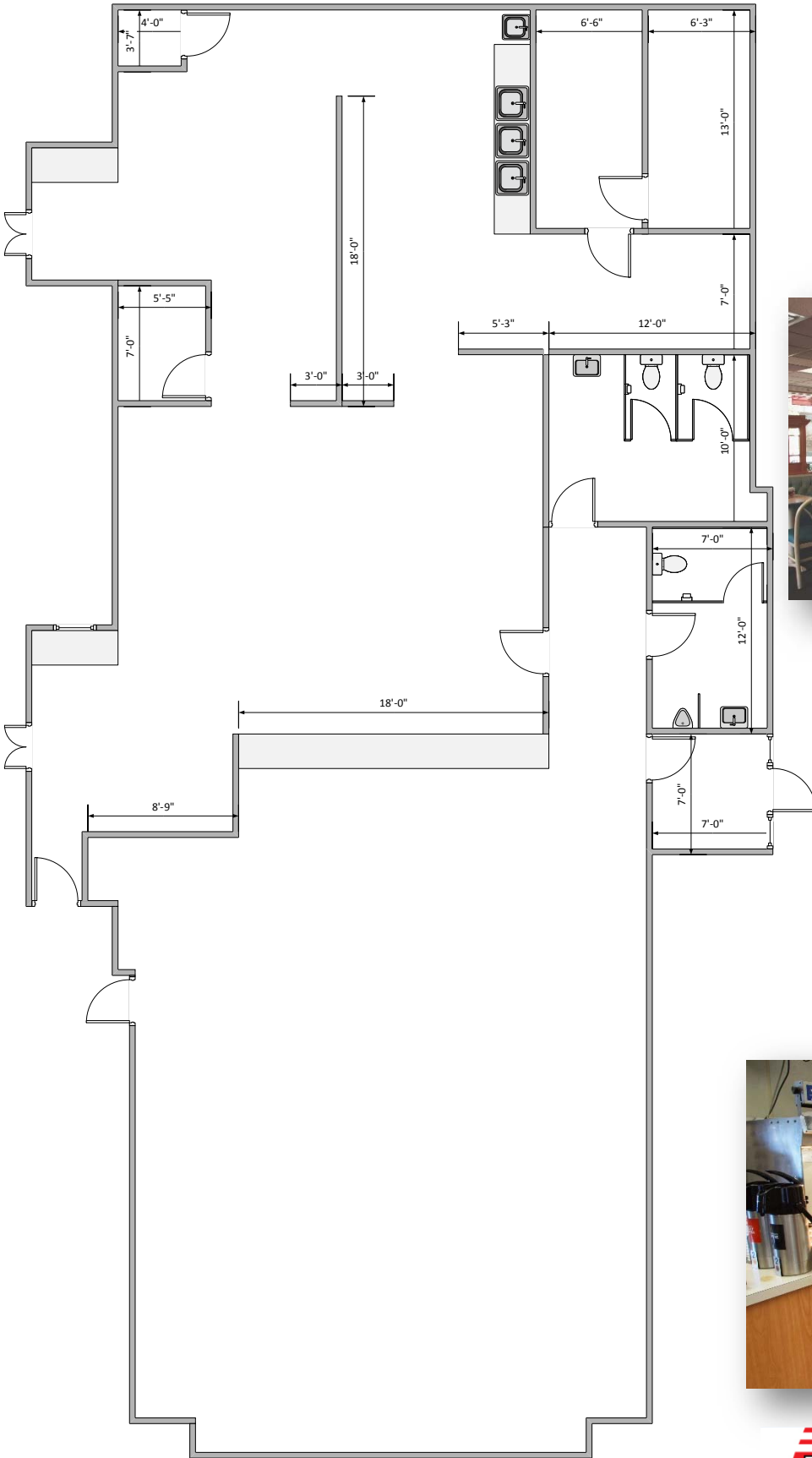
OTHER

| | | |
|----------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Unit/Bay Size: | | Arby's Restaurant available for sale at \$990,000. High traffic, well traveled street. Next to Appliance Mart, Across from CVS Pharmacy and Papa John's Pizza. Plenty of parking. |
| Construction: | Stucco | |
| Docks: | | |
| OH Doors: | | |

**1111 Lincoln Way E
Massillon, OH**

**2,964 Sq.Ft.
Former Arby's Restaurant**

**For Lease: \$4,500.00/Month
For Sale: \$990,000**



Marketed by:

**Timothy J. Putman
Cell: 330-495-0600**

Email: tputman@putmanproperties.com

**PUTMAN
PROPERTIES**

4065 Fulton Dr NW, Canton, Ohio 44718
P: 330-498-4400 F: 330-498-3800
WEBSITE: putmanproperties.com
EMAIL: info@putmanproperties.com