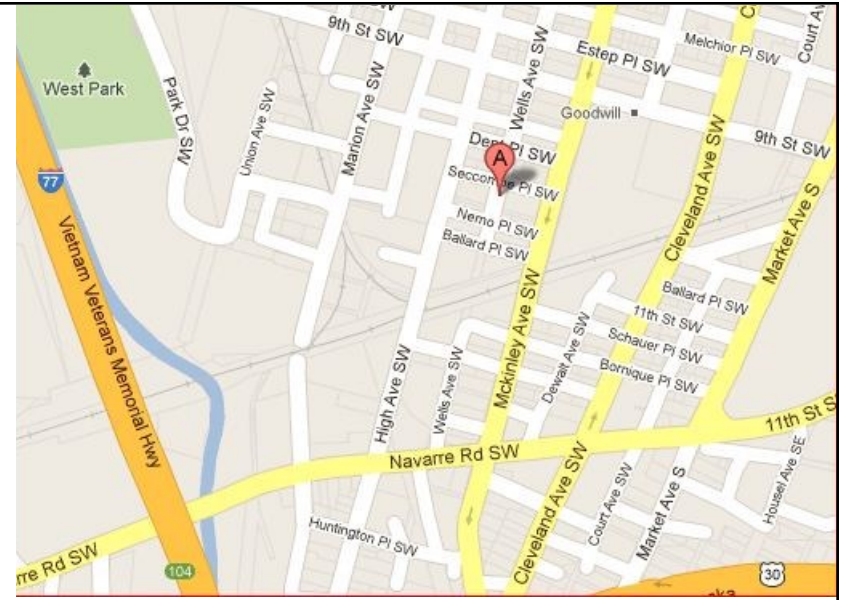


FOR SALE

INDUSTRIAL

945 McKinley Avenue SW - Canton, OH 44707



INFORMATION:

Building Size 8,516 SF
 Office 800 SF
 Warehouse 7,716 SF
 Land Area ± .65 Acres
 County Stark
 Township McKinley
 Zoning I-1
 Ceiling Height 14'
 Loading Docks None
 OH Doors 2 @ 14'

Cranes No
 Power 400 Amp
 Volt 240 3-Phase
 Sprinklered No
 Air-Conditioned Office
 Parking Ample

UTILITIES:

Gas Dominion
 Electric AEP
 Water & Sewer Public

SALE DATA:

Sale Price: \$262,500.00
 Taxes: \$3,507.00/Annually
 Parcel No.: 244989

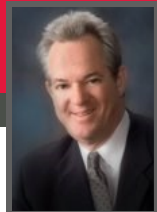
LEASE DATA:

Current Tenant is Month-to-Month

COMMENTS:

Well-maintained building with fenced yard area of approximately 85' X 150'.
 Office has two 15' X 15' rooms. and two Restrooms.
 Very good property.

For More Information, Contact:



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 President/Broker

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