



..... Est. 1985

www.putmanproperties.com

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4065 Fulton Dr. NW, Canton, OH 44718



2,400 - 4,800 SQ.FT. OFFICE/MEDICAL SPACE

1260 Monroe Ave, 13G & 15H, New Philadelphia, OH, 44663

Directions: I-77 to Exit 83, Dover, Rt. 39, turn left and veer right on Tuscarawas, left on Wabash.

BUILDING INFO

Previous: Office/Medical
 Total Sq. Ft.: 92,000
Available Medical: 2,400
Available Office: 4,800
 Units: 20
 Floor(s): 1
 Year Built: 1973
 Roof: Flat
 Ceiling Height: 10'-14'
 Sprinklers:
 Elevator: yes
 Heat: Roof top gas heat
 Air: Roof Top Air

UTILITIES

Gas: Dominion East Ohio Gas
 Electric: AEP
 Water: New Philadlphia
 Sewer: New Philadelphia
 Internet:

SITE INFO

Acre(s): 7.21
 Frontage: 400'
 Depth: 780'
 County: Tuscarawas
 Township: New Philadelphia
 Zoning: Commercial
 Topo: Level
 Nearby Hwy: I-77, Exit 83
 Distance: 3 Miles
 Traffic Count: 3,646-6,484

Bus Lines:

Rail Name:

Miscellaneous:

Separately metered utilities. Located in the heart of Dover - New Philadelphia - over 350 free parking spaces, 5 major entrances plus separate front & rear doors to each suite. Tenants include VA Clinic, SSA, Fresnius Dialysis, State of Ohio License & Exam offices.

SALE INFO

Sale Price:
 Terms/Finance:
 Gross Income:
 RE Taxes/Year:
 Expenses:
 Net Oper Income:
 Occupied By: Multi Tenant

LEASE INFO

	Medical	Office
S.F. Avail:	2400	4,800
\$/S.F.:	\$8.00	\$8.00
\$/Mo:	\$1,600.00	\$3,200.00

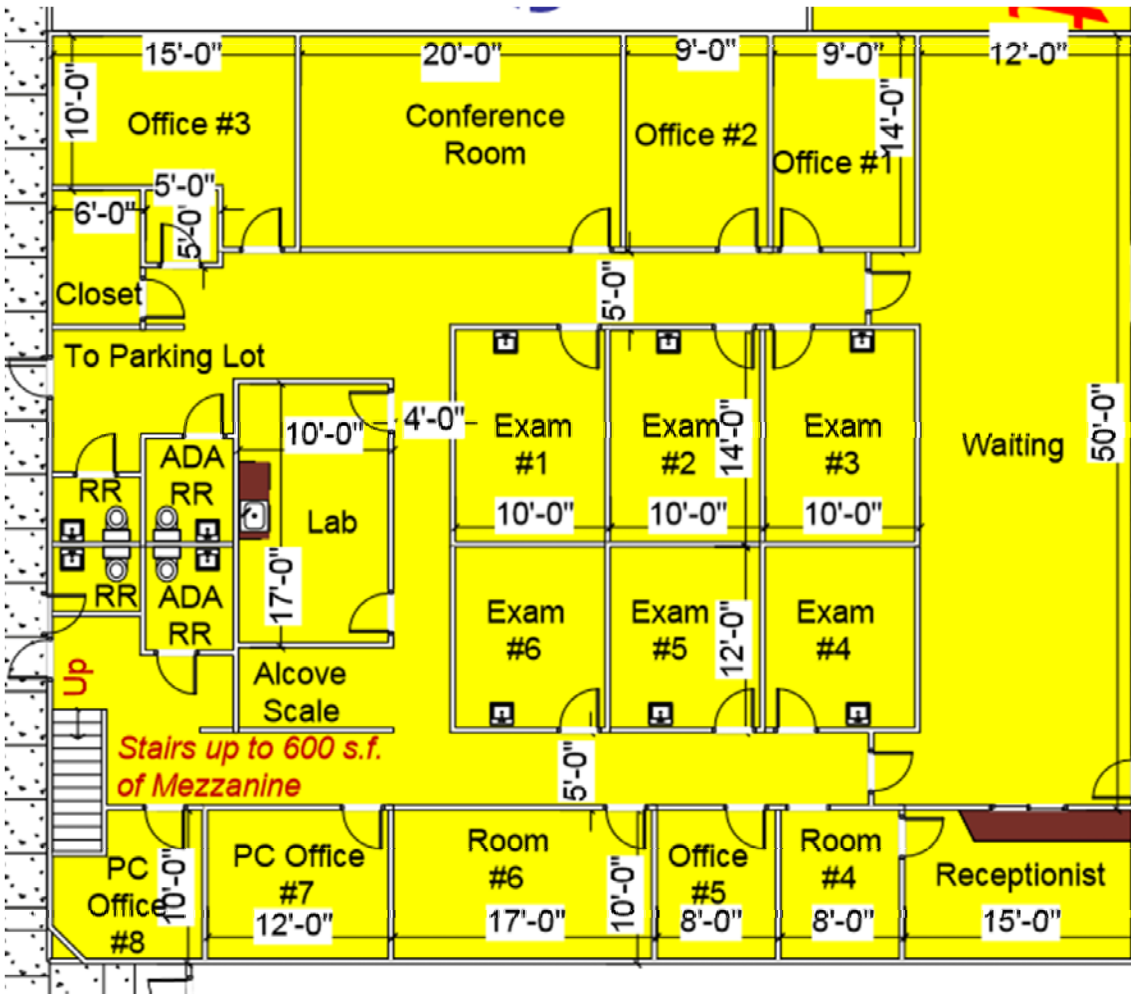
Terms/Poss:

	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 type="checkbox"/>
Maint/Repairs:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

OTHER

Unit/Bay Size: 1
 Construction: Steel/Brick/Block
 Docks:
 OH Doors:

Ideal medical office featuring large waiting area, receptionist counter, six (6) exam rooms, one (1) conference/group room, one (1) lab, eight (8) offices/rooms, plus two (2) ADA restrooms and two (2) employee restrooms, locked supply closet, 2nd floor employee break room and front and rear entrances. May be split in half creating two, 2,400 sq.ft. suites. CAM fee is \$2.49/sq.ft.



**4,800 Sq.Ft. Office / Medical / Service Space for Lease
 Monroe Centre – 1260 Monroe Ave, Suites 13G & 15H
 New Philadelphia, Ohio 44663**

Former Veterans Administration & Percheron offices

Ideal large office, medical or service suite.

Could be split in half creating two, 2,400 sq.ft. suites.
 Each with 2 restrooms and exterior door to parking lot.

\$8.00 per sq.ft. Base Rate

\$2.49 per sq.ft. CAM

\$10.49 per sq.ft. x 4,800 sq.ft. = \$50,352 per annum or \$4,196 per month

Marketed By:

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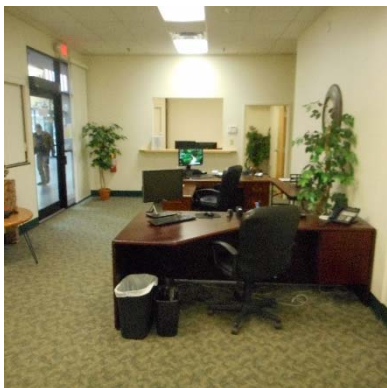


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Reception Area



Lab



Office/Workroom



Exam Room