



..... Est. 1985 .....  
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4065 Fulton Dr. NW, Canton, OH 44718



## 22,156 S.F. COMMERCIAL INVESTMENT - MULTI TENANT

3316 Lincoln Way East, Massillon, OH, 44646

Directions: Located between Massillon and Canton in busy commercial area. Entire city block of 1.04 acres.

#### BUILDING INFO

Previous: Multi Tenant  
Total Sq. Ft.: 22,156  
Available : 6,370  
Available :  
Units: 5  
Floor(s): 1  
Year Built: 1928  
Roof: Flat  
Ceiling Height: 8'-14'  
Sprinklers: no  
Elevator: no  
Heat: Gas  
Air: None

#### UTILITIES

Gas: Dominion East Ohio Gas  
Electric: AEP  
Water: Aqua America  
Sewer: Stark County  
Internet:

#### SITE INFO

Acre(s): 1.04  
Frontage: 284'  
Depth: 163'  
County: Stark  
Township: Perry  
Zoning: B-2 Commercial  
Topo: Level  
Nearby Hwy: Route 30  
Distance:  
Traffic Count: 25530  
Bus Lines:   
Rail Name:  
Miscellaneous:  
Brick/block commercial building in Perry Twp. 284' frontage on busy Lincoln Way E. Onsite asphalt parking & fenced & gated lot. Common Area Maintenance charge is \$.50/sq.ft. that includes real estate taxes, insurance, snowplowing & salt, landscaping and trash.

#### SALE INFO

Sale Price: \$395,000.00  
Terms/Finance:  
Gross Income: \$65,775.00  
RE Taxes/Year: \$9,190.60  
Expenses: \$10,000.00  
Net Oper Income: \$46,000.00  
Occupied By: Multi Tenant

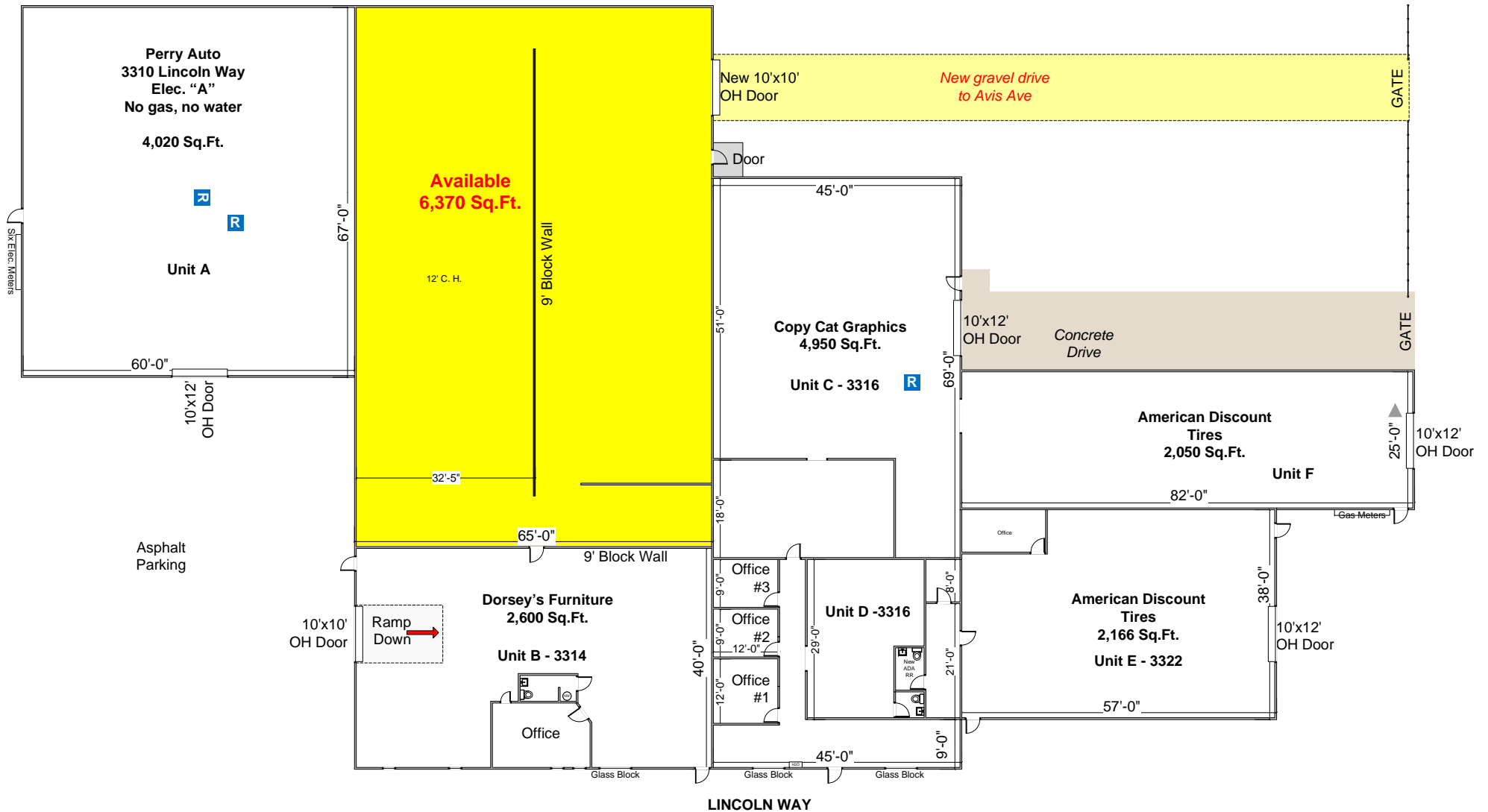
#### LEASE INFO

S.F. Avail: 6370  
\$/S.F.: \$3.00  
\$/Mo: \$1,592.50  
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:	4020 sf - 8400 sf	Four tenants in showroom, office, and warehouse shop on 1.04 acres. Located midway between Canton and Massillon. Four (4) overhead doors. Three of five units leased. Over 25,000 vehicles per day pass this site. New 10'x10' OH door into 6,370 sq.ft. shop.  Ideal owner occupied office, showroom, service or warehouse.
Construction:	Concrete Block	
Docks:	0	
OH Doors:	4	



**Marketed By:**

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330-495-0601

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**3310-3316 Lincoln Way East**  
**Massillon, Ohio 44646**  
**22,156 Sq.Ft. Multi Tenant**  
**1.04 Acres Corner Lot**

**For Lease: \$3.00/Sq.Ft. Triple Net**  
**For Sale: \$395,000**

*Call Broker for rents and expenses*

All dimensions are approximate and not guaranteed, and property is subject to prior disposition.



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**13,186 SQ.FT. OF 22,156 SQ.FT. LEASED**  
**22,156 SQ.FT. ON 1.04 ACRES**  
**3316 LINCOLN WAY E, MASSILLON, OH 44646**  
**For Lease \$3.00 per square foot plus utilities**  
**For Sale \$395,000 or \$22.34 per square foot**

All measurements are approximate.