



PUTMAN PROPERTIES

..... Est. 1985

www.putmanproperties.com

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4065 Fulton Dr. NW, Canton, OH 44718



6,148 SQ. FT. RESTAURANT/BAR - FOR LEASE/SALE

201 Cleveland Avenue NW, Canton, OH, 44702

Directions: I-77 to exit #105/Tuscarawas/Downtown. Head east on Tuscarawas St., turn left on Cleveland Ave NW. Property will be on northwest corner of Cleveland Ave NW and 2nd St NW.

BUILDING INFO

Previous: Sports Therapy Bar
Total Sq. Ft.: 6,148
Available Office: 708
Available Restaurant: 5,440
Units: 1
Floor(s): 1
Year Built: 1976
Roof: Shingles
Ceiling Height:
Sprinklers: N/A
Elevator: N/A
Heat: Gas
Air: Central

UTILITIES

Gas: Dominion East Ohio Gas
Electric: AEP
Water: Canton City
Sewer: Canton City
Internet:

SITE INFO

Acre(s): 0.19
Frontage: 65'
Depth: 125'
County: Stark
Township: McKinley Twp/Canton
Zoning: Commerical
Topo: Level
Nearby Hwy: I-77
Distance: 1 mile
Traffic Count: *See Below
Bus Lines: ☒
Rail Name:
Miscellaneous:
Nine (9) parking spaces included.
Adjacent parking lot available for \$850.00 per month.

*Traffic count: 5,500 cars per day on Cleveland and 1,100 cars per day on 2nd St. NW.

SALE INFO

Sale Price: \$275,000.00
Terms/Finance:
Gross Income:
RE Taxes/Year: \$5,857.23
Expenses:
Net Oper Income:
Occupied By:

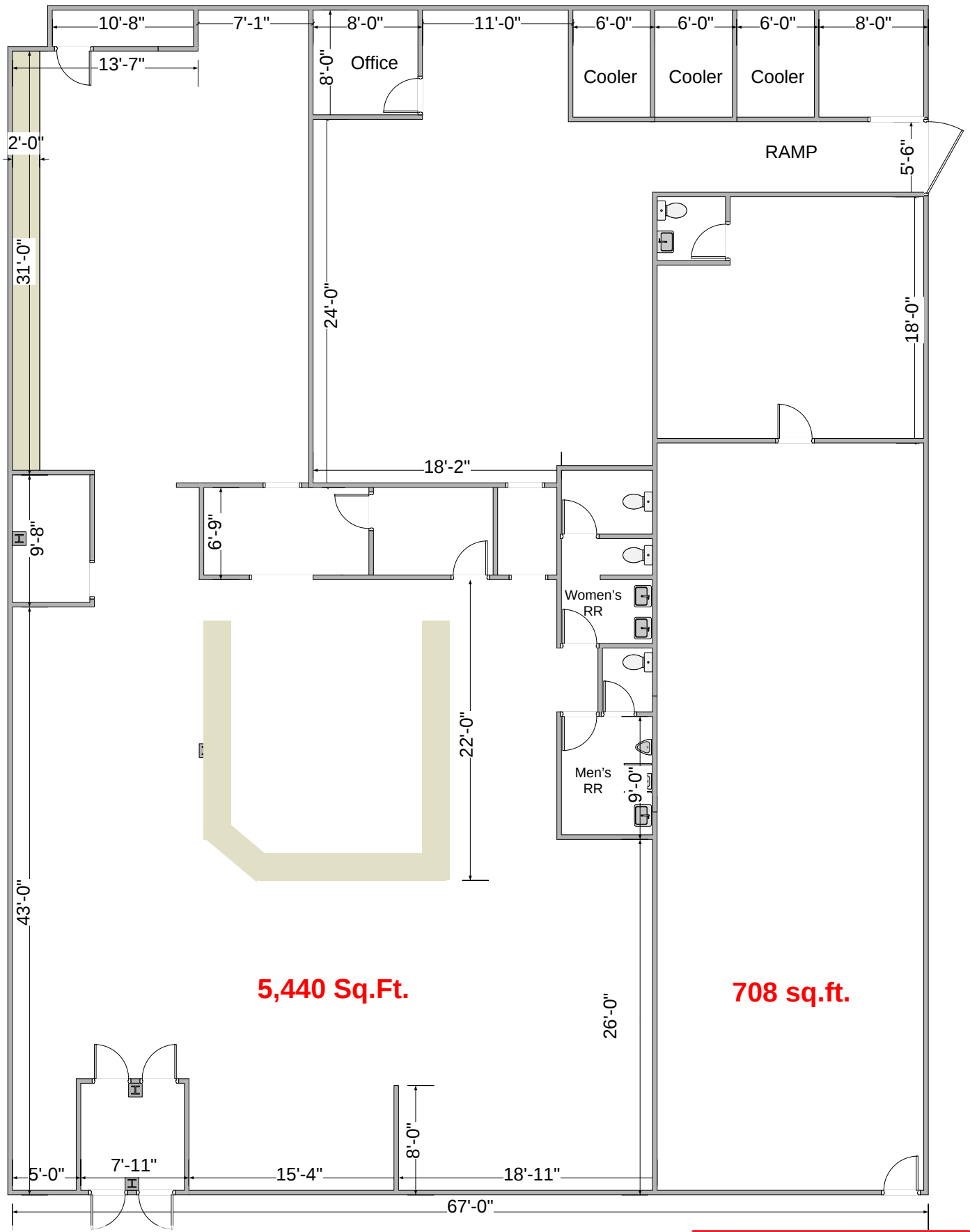
LEASE INFO

	Office	Restaurant
S.F. Avail:	708	5,440
\$/S.F.:		
\$/Mo:	\$370.92	\$2,850.00
Terms/Poss:		

	Tenant	Owner
Gas/Electric:	☒	☐
Water/Sewer:	☒	☐
Taxes/Insur:	☒	☐
Maint/Repairs:	☒	☐

OTHER

Unit/Bay Size:	Downtown Canton location; former Sports Therapy - Sports Bar. Three (3) coolers/freezers, ansul hood, stainless steel sinks in place. Ideal for food service, bar, restaurant, catering, office, retail.
Construction:	Brick on Masonry
Docks:	
OH Doors:	



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Commercial/Food Service
201 Cleveland Ave NW
Canton, Ohio 44702

Marketed By:
Timothy J. Putman
(330) 495-0600 - cell

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