

FOR SALE

PRIME MULTI- PURPOSE OFFICE BUILDING

4455 HILLS AND DALES ROAD NW

Canton (Jackson Township), Ohio 44708

PRICE REDUCED



PROPERTY DETAILS

Prime Corporate HQ Office Building in southern portion of the Belden Village Trade area situated on 3.35 acres. Well-maintained with recent upgrades and ideal for corporate user/occupier.

- + An office building of 39,057 SF built in 1974, Stark County Parcel #1700669
- + Recent upgrades to interior including the restrooms, lighting and floor covering.
- + Open workspace, high ceilings, natural light, private offices and conference rooms
- + On-site generator, dock, warehouse and datacenter
- + Pylon sign
- + 167 parking spaces and attractive landscaping
- + Near the corner of Hills and Dales and Whipple Road – less than two miles to Belden Village with easy access to two interchanges of I77
- + Easy access to area restaurants, shopping, hotels and more services
- + Available 7/1/2017
- + Asking Price \$2,499,000



CONTACT US

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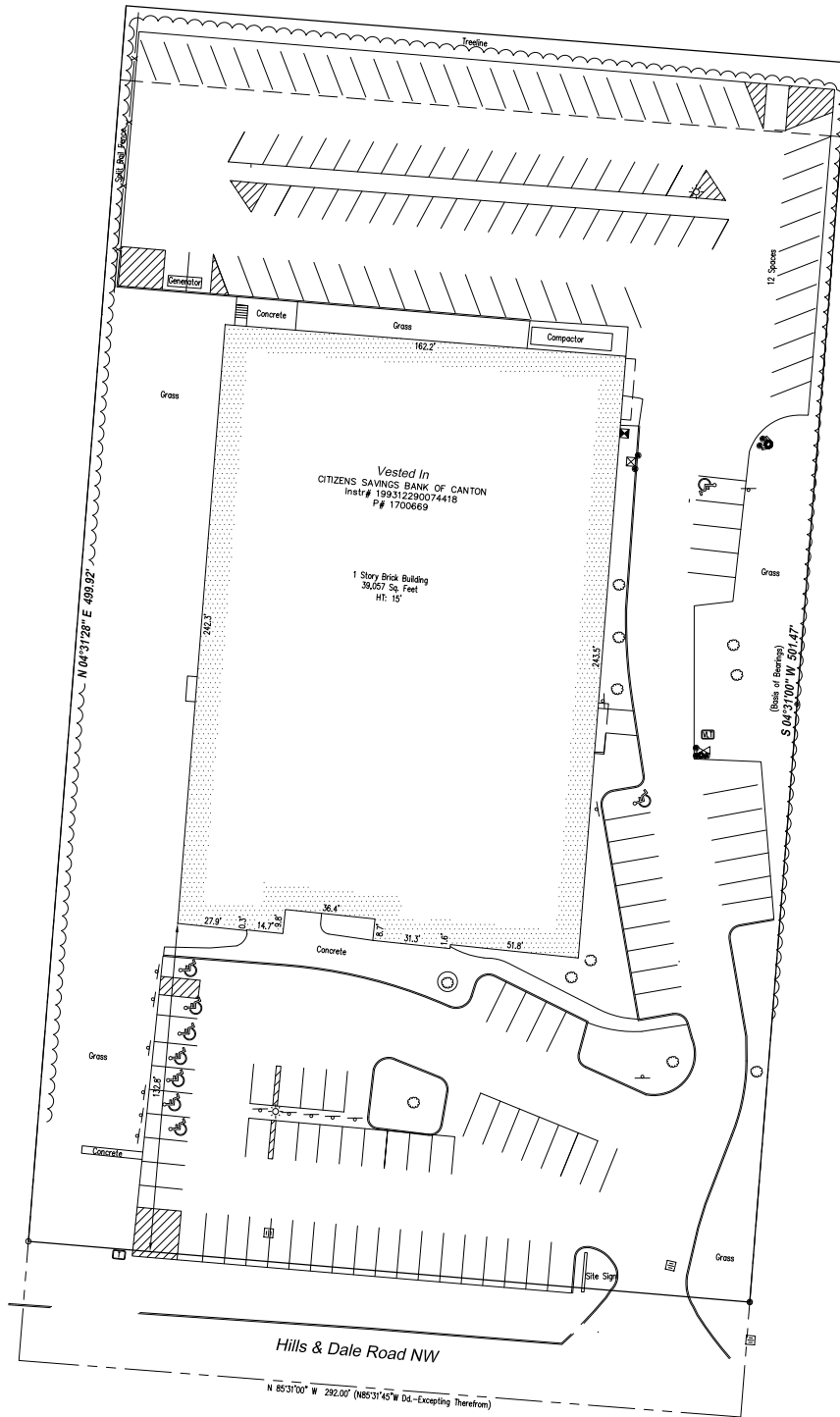
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SITE PLAN



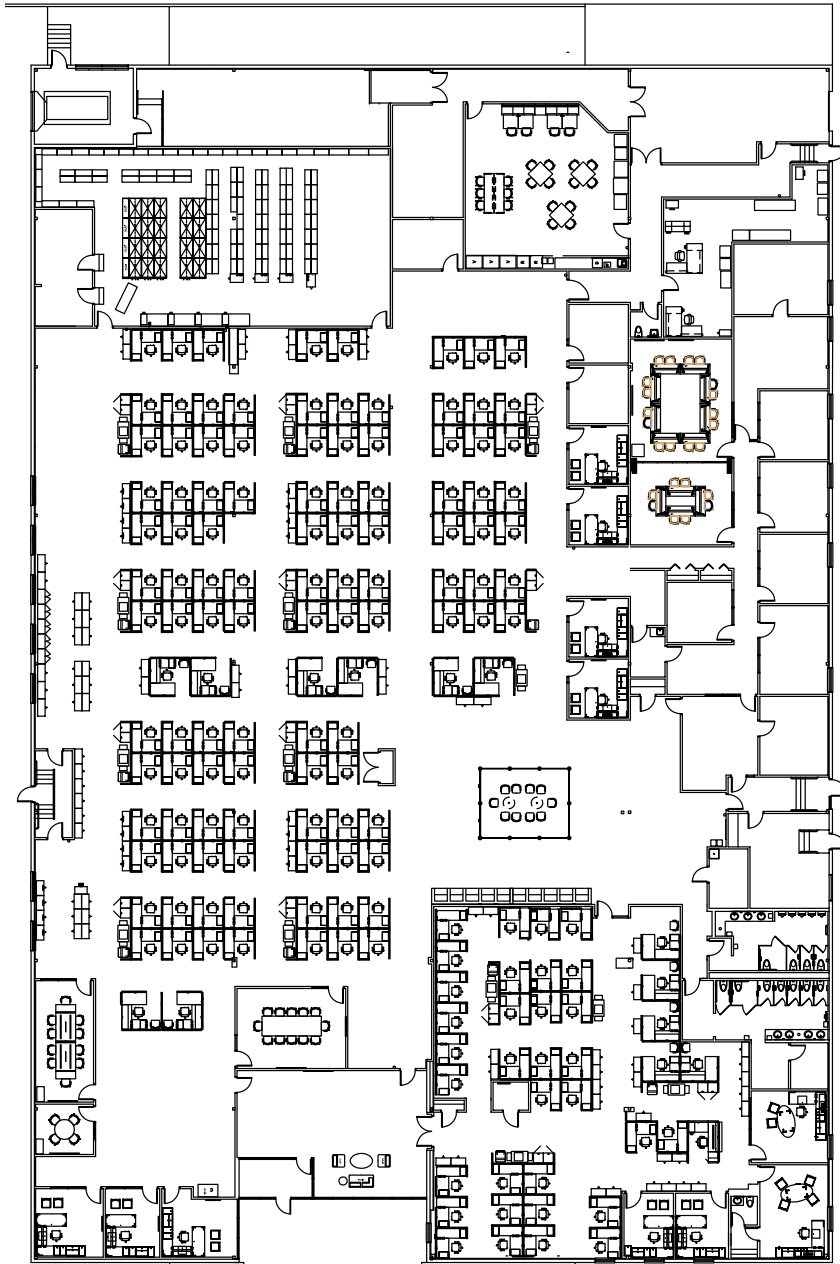
*Furniture not included

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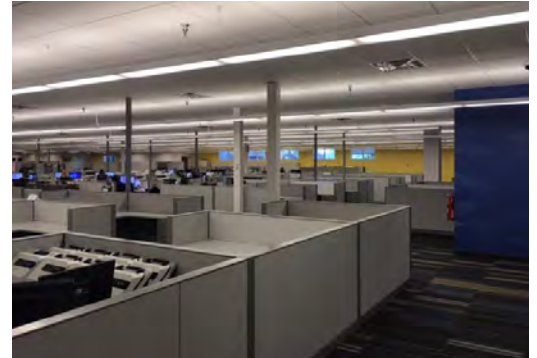
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FLOOR PLAN



*Furniture not included



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AERIAL



Demographics

	1 Mile	3 Miles	5 Miles
Population	5,117	28,417	37,747
Average HH Income	\$75,407	\$63,195	\$61,308
Median HH Income	\$43,941	\$43,084	\$42,055
Median Home Value	\$167,951	\$127,507	\$126,325
Total Daytime Employees	6,733	49,311	121,460



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