



COMMERCIAL PROPERTY BRIEF
 4618 Dressler Rd NW, Canton OH 44718
 330-492-5550 FAX: 330-493-5312
 Visit our Web Site: www.cutlerci.com

MLS #: **5240465**
 E-MAIL: **Yes**
 INTERNET: **Yes**
 LOOPNET: **Yes**

Address:	3908 Navarre Rd SW	LEASE:		SALE:	
City/Local:	Canton Ohio 44706	Office:		APTS:	
Directions:		Industrial:		RETAIL:	
		Vacant Land:		INDUSTRIAL:	X
Nearest Interchg:	I-77/ Raff/Rt 30	Business Oppor:		OFFICE:	
		Other/ Misc:		LAND:	
Name of Business:				MULTI-FAMILY:	
				BUSINESS OPPOR:	
				BUILDING:	X
				OTHER/MISC.	

CONTACT: **Brenda Jackson 330-284-2395**
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SALES INFORMATION	
Price:	\$275,000.00
Taxes:	\$2,975
Insurance:	
Sewer:	
Trash:	
Snow/Lawn:	
Gross Income:	
Total Expense:	
Net Income:	
Current Occupancy:	Vacant
Financing:	

BUILDING INFORMATION	
Foundation Size:	
No. of Units:	
No. of Floors:	
Parcel #	1312724
Total Usable Sq. Ft:	10,080
Age of Bldg:	1954
Elevators:	
Sprinklers:	
Ceiling Height:	
Docks:	
Drive in Doors:	1
Size:	
Office Space:	
Air Conditioning:	No
Type of Heat:	Gas
Power Available:	
Electric Service:	3 phase
Thickness of Floor:	
Unit/Bay Sizes:	
Plans Available:	
Parking Spaces:	Onsite
Description:	

LEASE INFORMATION	
Sq. Ft. Available:	
Rate:	
Mo. Rent:	
Term Desired:	
Possession:	
Will Owner Remodel	
For Tenant:	
Indicate Who Pays:	
Utilities:	
Repairs:	
Taxes:	
Bldg. Insurance:	
Water & Sewer:	

ADDITIONAL INFORMATION	
10,080sqft building on 2.11 acres. Building is currently dry storage.	
Ideal for redevelopment in this busy area of restaurants and service businesses.	
Partial new roof. Fenced. 1 overhead door.	
Includes 3 parcels: 01312724,1307498,1312723	
Easy access to Rt 30 and I-77	
New 3 phase electric	
Frontage:	309
Depth:	
Zoning	Commercial
Gas:	Dominion
Water:	at the street
Sewer:	property line
Electric:	to the bldg
Topography:	
Survey Available	
Distance:	
Traffic Count:	
Rail:	