



Office ♦ Industrial ♦ Retail ♦ Medical ♦ Auctions ♦ Residential ♦ Investments ♦ Management ♦ Development ♦ 1031 Exchanges

## 2,000 SQ.FT. FREE STAND OFFICE BUILDING FOR SALE/LEASE

**Address:** 4664 Tuscarawas St W  
Canton, OH 44708

**Directions:** Take Route 30 to Whipple Ave to Tuscarawas St, property is on the southeast corner of Tuscarawas St and Miles Ave SW



**Listing Agent:** Tim Putman

Cell: 330-495-0600

E-Mail: [tputman@putmanproperties.com](mailto:tputman@putmanproperties.com)

**Co-Listing Agent:** None

Cell: --

E-Mail:

### BUILDING DATA

Previous Use: Office  
Total Sq.Ft.: 2,000  
**Available Office: 2000**  
**Available Office: 0**  
Units:  
Floor(s): 0  
Year Built: 1941  
Roof: Asphalt  
Ceiling Height:  
Sprinklers: Elevator:  
Heat: Gas  
Air: Central

### UTILITIES

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

### OTHER

Unit/Bay Size:  
Construction: Stone  
Docks:  
OH Doors:  
Miscellaneous:  
Corner of W. Tuscarawas St and Miles Ave. Great stone home renovated into office.  
  
Would be ideal insurance, financial, professional offices, etc. or demo and build new on corner lot.

### SITE DATA

Acre(s): 0.44  
Frontage: 85'  
Depth: 230'  
County: Stark  
Township: Perry  
Zoning: B-2  
Topo: Level  
Close Interchange: I-77  
Distance: 1 1/2 Mile  
Traffic Count: 22400  
Bus Lines: X  
Rail Name:  
Miscellaneous:

Perry Township zoned B-2 for physicians, veterinarians, attorneys, accountants, financial institutions, convenience stores, restaurants, etc.

No corporate or personal income tax.

### SALE DATA

**Sale Price: \$225,000.00**  
Terms/Finance:  
Gross Income: \$0.00  
RE Taxes/Year: \$5,473.06  
Expenses: \$0.00  
Net Oper Income: \$0.00  
Occupied By:

### LEASE DATA

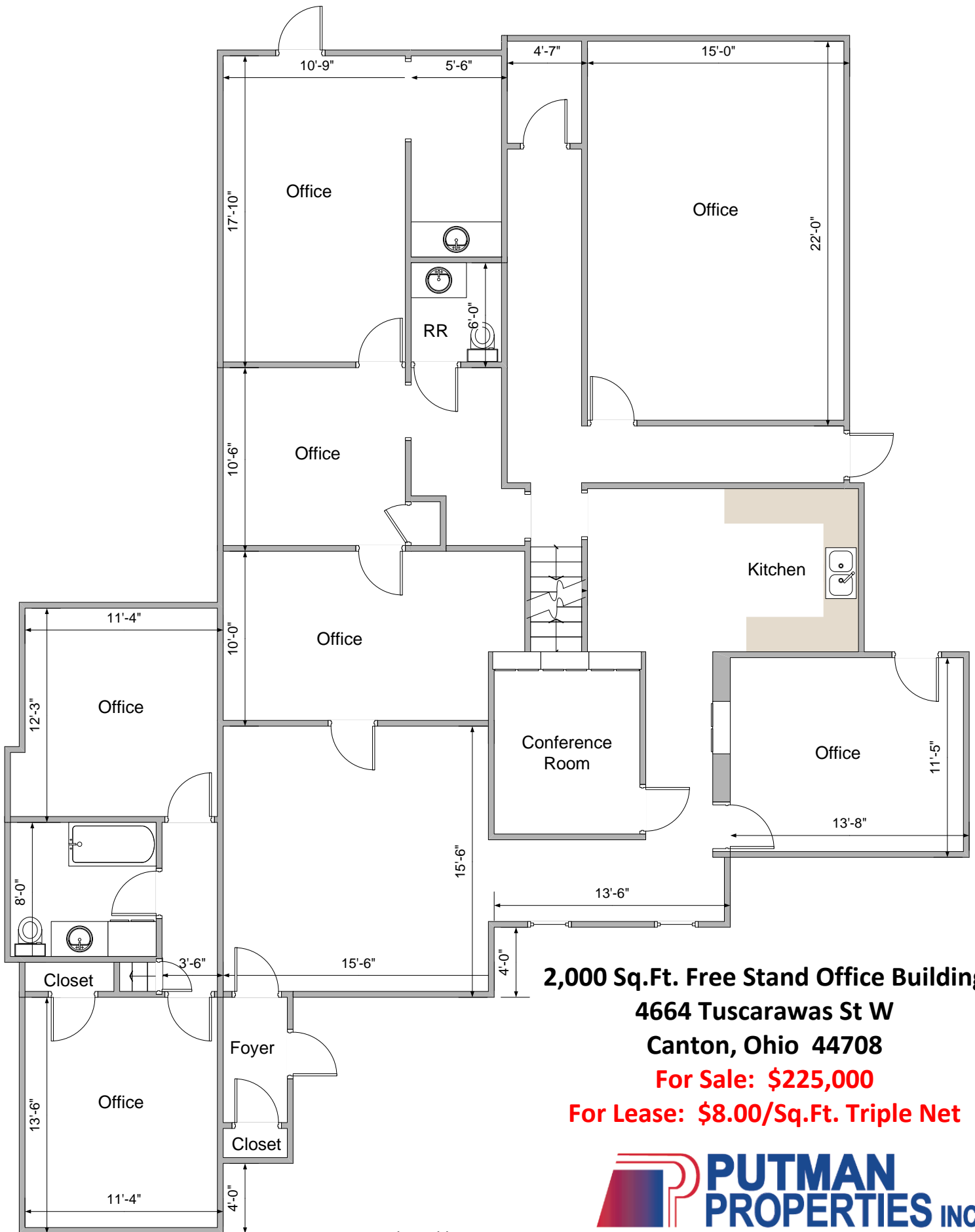
	Office	Office
S.F. Avail:	0	2,000
\$/SF:	\$0.00	\$8.00
\$/Mo:	\$0.00	\$1,333.33

Terms/Poss:

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



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**2,000 Sq.Ft. Free Stand Office Building**

**4664 Tuscarawas St W**

**Canton, Ohio 44708**

**For Sale: \$225,000**

**For Lease: \$8.00/Sq.Ft. Triple Net**



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Marketed by:

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