



..... Est. 1985 .....  
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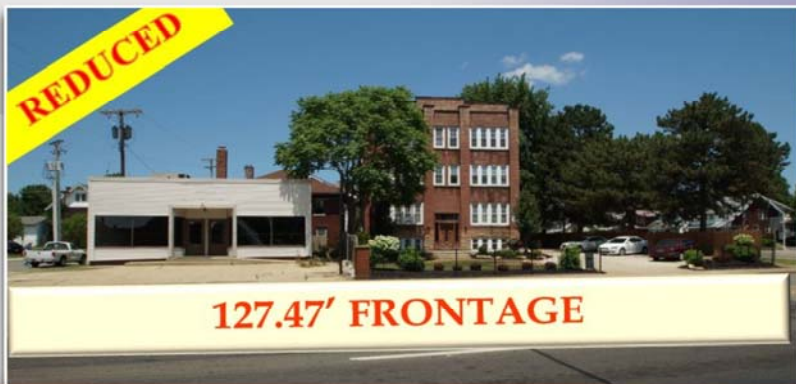


**Co-Listing Agent: Blake Dutton**

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4065 Fulton Dr. NW, Canton, OH 44718



**127.47 FEET OF FRONTAGE ON TUSCARAWAS STREET WEST**

**2241 - 2237 Tuscarawas Street W, Canton, OH, 44708**

Directions: I-77 to exit #105/OH-172/Tuscarawas St., from north turn right / from south turn left onto Tuscarawas St., properties on right side of Tuscarawas St. W

**BUILDING INFO**

Previous: Antique  
Total Sq. Ft.: 10,008  
Available Retail:  
Available Residential:  
Units:  
Floor(s): 1 & 2 & 4  
Year Built: 1921/1927  
Roof: Asphalt/Shingle/Flat  
Ceiling Height:  
Sprinklers:  
Elevator:  
Heat: Gas/Electric  
Air: Central/None

**UTILITIES**

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

**SITE INFO**

Acre(s): 0.30  
Frontage: 127.47  
Depth: 169  
County: Stark  
Township: McKinley  
Zoning: B-3 & R-1a  
Topo: Level  
Nearby Hwy: I-77/ RT.62  
Distance: .7 Miles  
Traffic Count: 25,000  
Bus Lines:   
Rail Name:  
Miscellaneous:  
Approximately 13,068 sq. ft. or 0.3 acres available for Redevelopment. Prime corner lot on Tuscarawas Street West with traffic count around 25,000 cars daily. Close to I-77/SR62. Near Aultman Hospital and associated medical facilities

**SALE INFO**

Sale Price: **\$390,000.00**  
Terms/Finance:  
Gross Income:  
RE Taxes/Year: \$4,999.05  
Expenses:  
Net Oper Income:  
Occupied By:

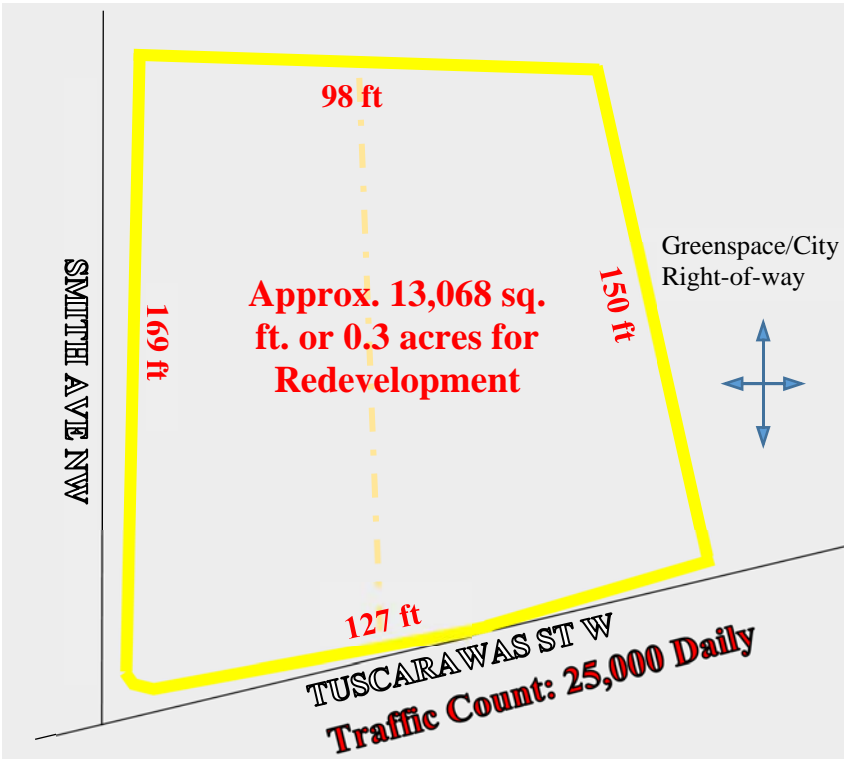
**LEASE INFO**

Retail Residential  
S.F. Avail:  
\$/S.F.:  
\$/Mo:  
Terms/Poss:  
Tenant Owner  
Gas/Electric:    
Water/Sewer:    
Taxes/Insur:    
Maint/Repairs:

**OTHER**

Unit/Bay Size: Two parcels containing three buildings for sale. Prime Tuscarawas Street frontage. Perfect for building new business incorporating both parcels  
Construction: Wood  
Docks:  
OH Doors:

**REDEVELOPMENT SITE – REDUCED - \$390,000.00**  
**TUSCARAWAS STREET WEST – 127.47 Ft. FRONTAGE – 25,000 CARS PER DAY**  
 2237 & 2241 Tuscarawas St. West, Canton, Ohio 44708



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

	2015	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	19,107	93,534	162,459	
Total Estimated Households	7,619	38,992	67,074	
Median Household Income	32,254	34,035	37,723	



Marketed by:

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