



For Sale

Commercial offices and warehouse

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Table Of Contents

Property Information	3
Property Description	4
Complete Highlights	5
Additional Photos	6
Location Information	7
Regional Map	8
Location Map	9
Aerial Map	10
Financial Analysis	11
Financial Summary	12
Demographics	13
Demographics Map & Report	14
Advisor Bios	15
Advisor Bio 1	16

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Property Information

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Property Description

Introducing a prime opportunity for industrial and flex space investors, this 7,950 SF property offers a versatile layout, ideal for a range of business needs. Built in 1976 with a solid construction, the property features recently remodeled offices and showroom space, updated electrical and HVAC systems, and high ceilings for efficient storage and operations. With ample parking and loading/unloading space, convenient access to major transportation routes, and close proximity to commercial amenities, this well-maintained property is move-in ready. Positioned for success, it's an excellent fit for manufacturing, distribution, or storage use, with potential for expansion or redevelopment.

Location Description

In close proximity to the property, Canton offers a dynamic and business-friendly environment for industrial and flex space investors. Stark County Fairgrounds, just a short distance away, hosts numerous events and activities, providing a vibrant community backdrop. Nearby recreational spots like Stadium Park and Cook Park offer opportunities for outdoor enjoyment and relaxation. The area also boasts convenient access to dining and retail options, contributing to a well-rounded work-life balance for employees and visitors. As a center for commerce and industry, the location provides access to a skilled workforce, essential utilities, and key transportation routes, ensuring a well-supported business environment for prospective investors.

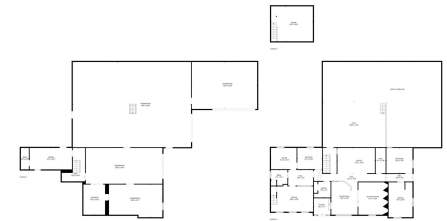
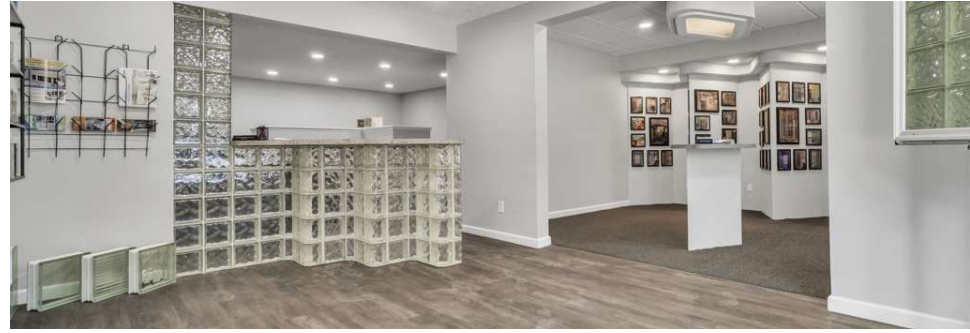
Complete Highlights



Property Highlights

- - 7,950 SF industrial/flex space
- - Built in 1976 with solid construction
- - Offices and showroom recently remodeled
- - Versatile layout for various business needs
- - 4/5 offices with reception and showroom
- - Convenient access to major transportation routes
- - High ceilings for storage and operations
- - Well-maintained and move-in ready
- - Updated electrical and HVAC systems
- - Close proximity to commercial amenities
- - Ideal for manufacturing, distribution, or storage use
- - Warehouse 2200 sq ft
- - Clear height 14 ft in warehouse
- - Garage door 12 x 12
- - Newly insulated roof on office and warehouse

Additional Photos



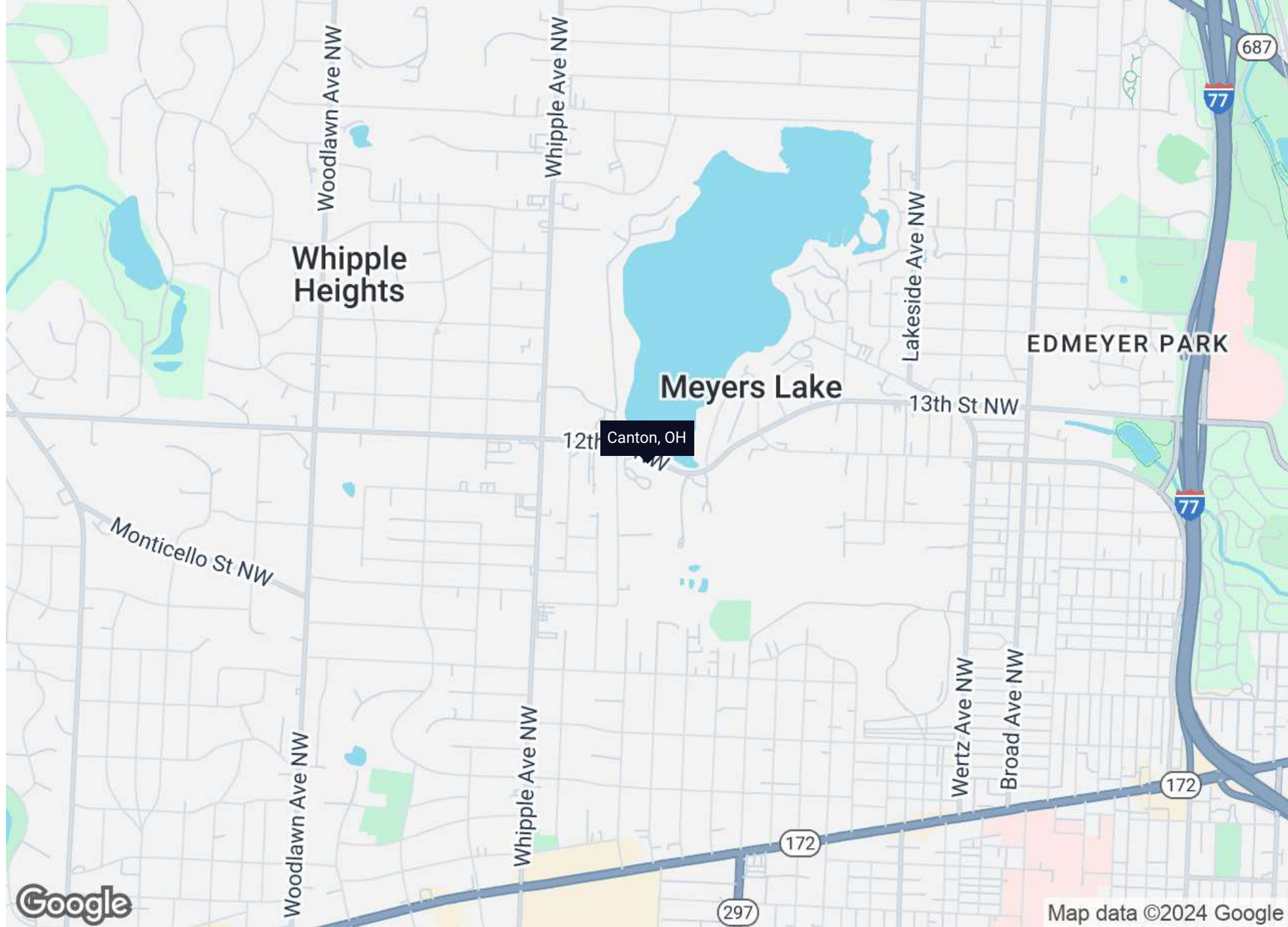
TOTAL AREA: 10,000 SQ. FT.
EXCLUDING STAIRS, ELEVATOR SHAFT, AND MECHANICAL ROOMS
OFFICE: 2,000 SQ. FT. | WORKSHOP: 8,000 SQ. FT.

Location Information

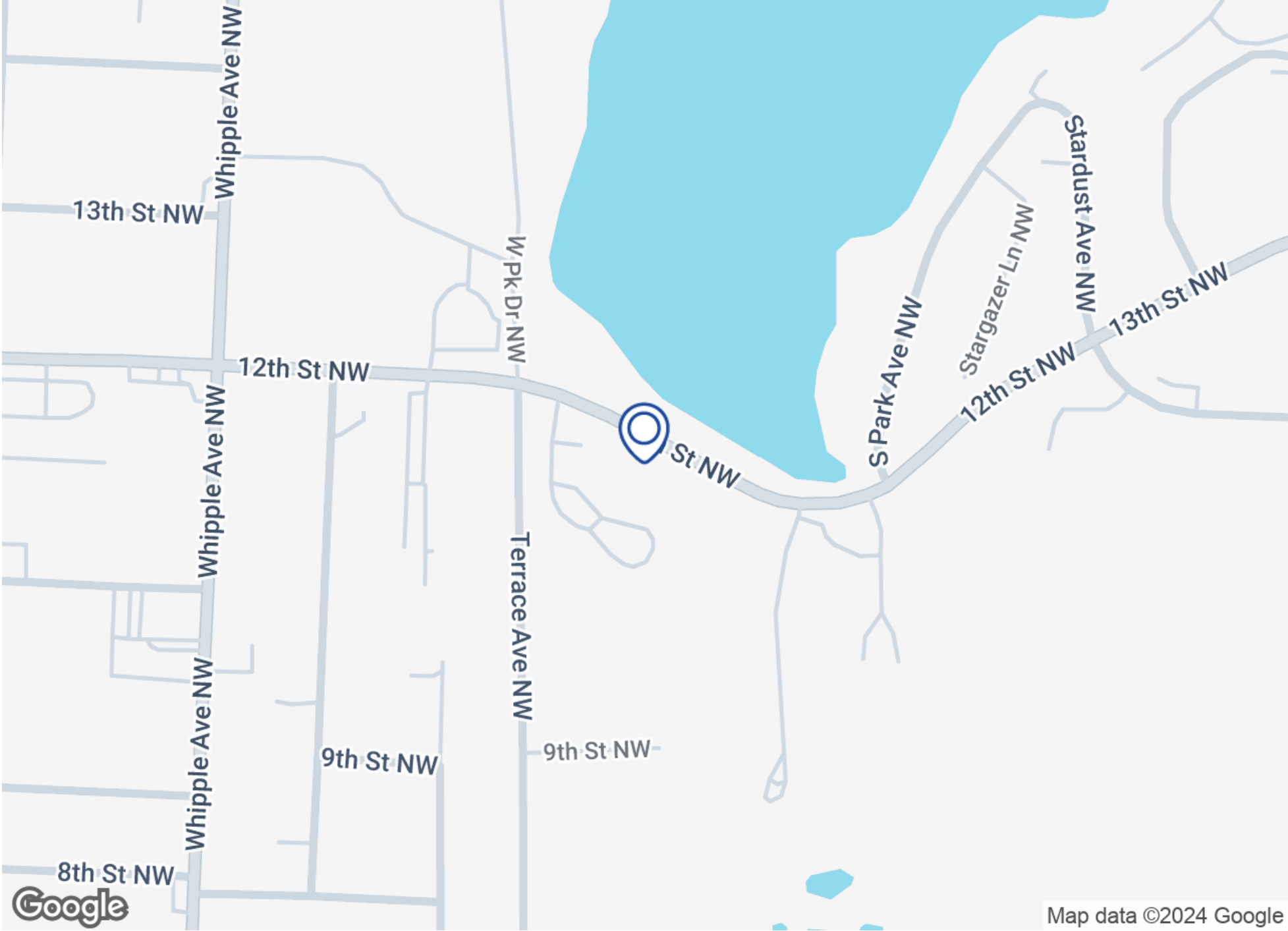
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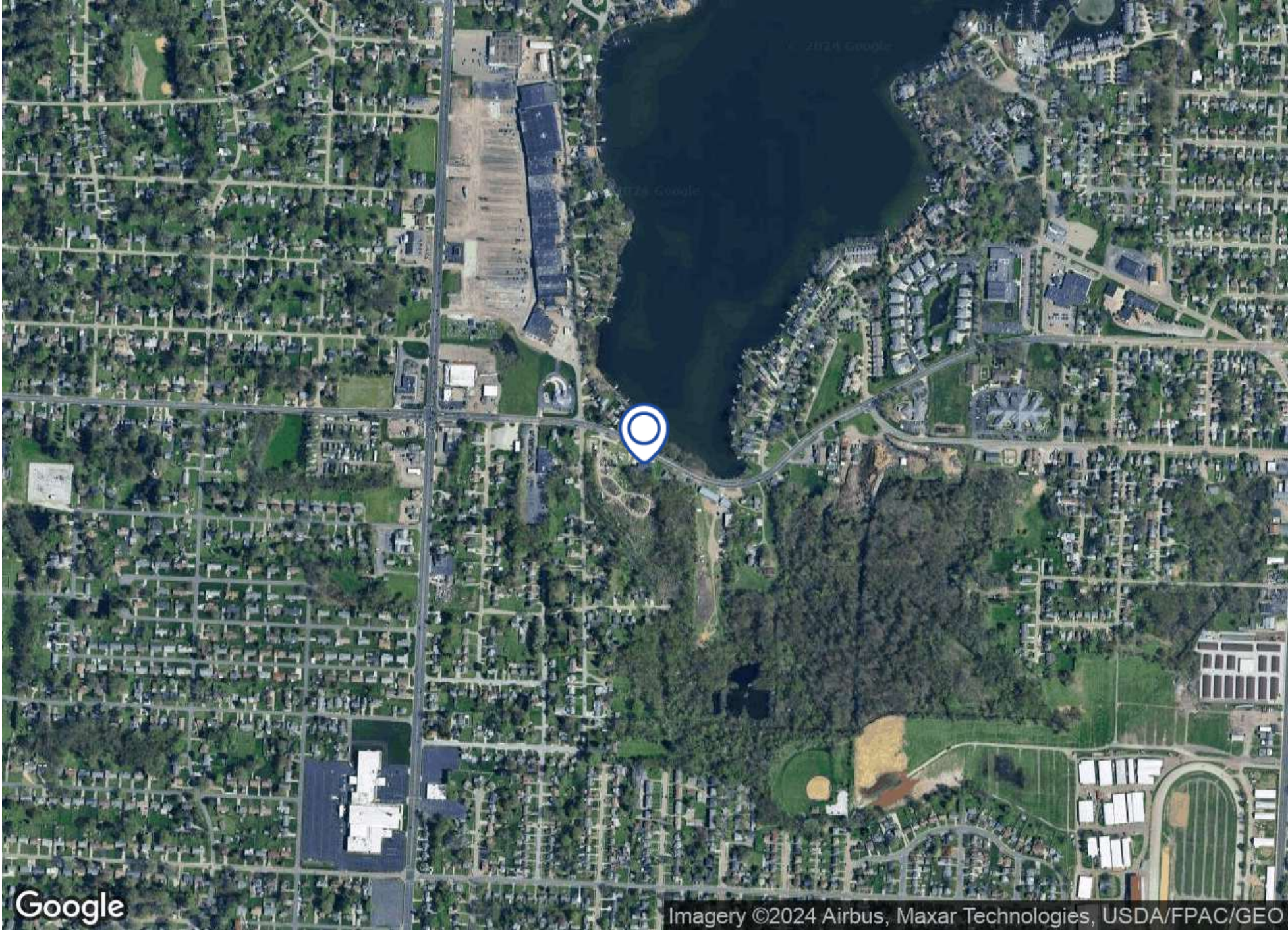


Regional Map



Location Map





Google

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Financial Analysis

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Investment Overview

Commercial Office Building And Warehouse

Price

\$599,000

Price per SF

\$75

Operating Data

Commercial Office Building And Warehouse

Financing Data

Commercial Office Building And Warehouse

Demographics

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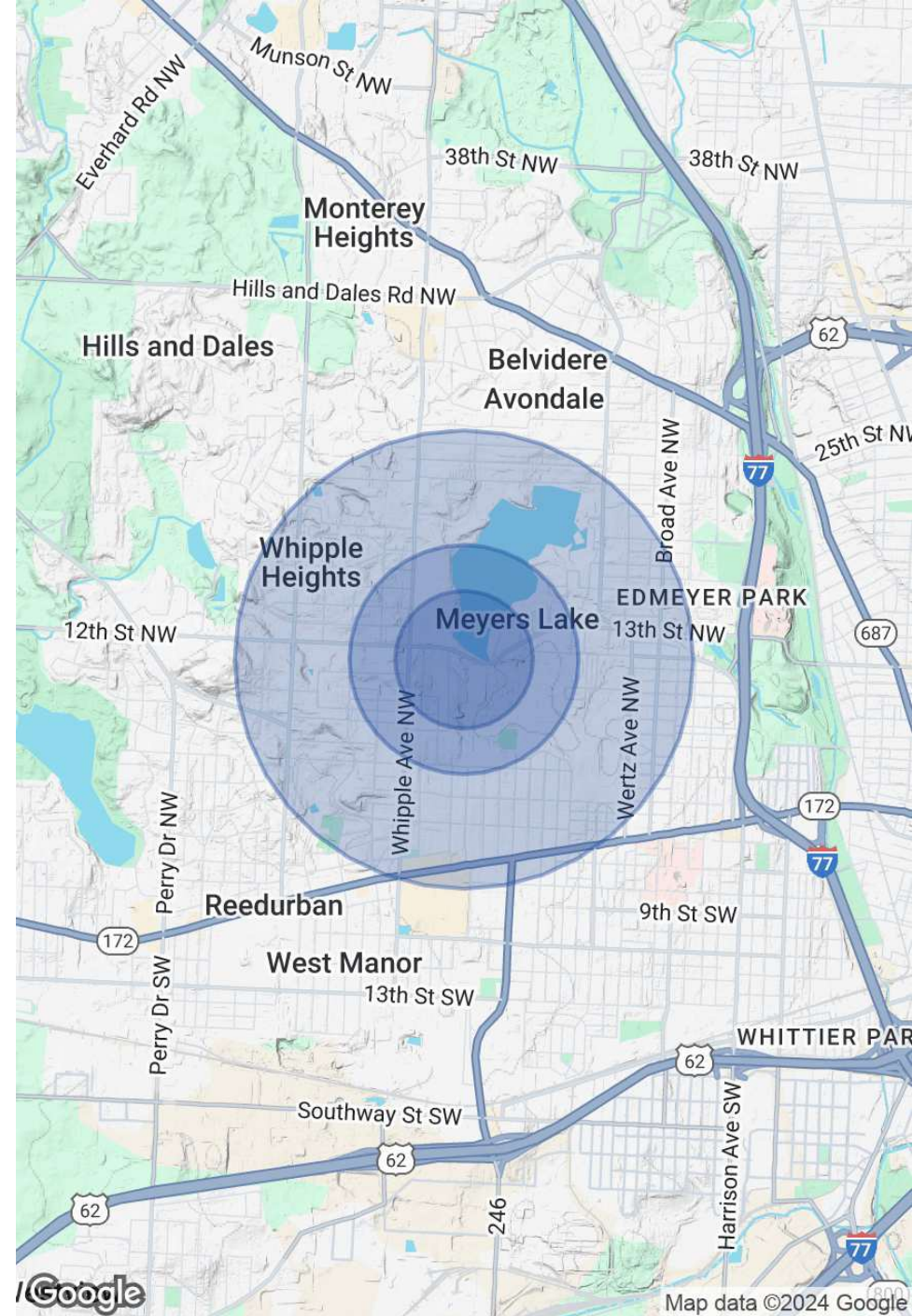


Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	467	1,630	9,873
Average Age	45	45	44
Average Age (Male)	44	44	43
Average Age (Female)	46	46	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	227	785	4,474
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$66,746	\$71,257	\$73,086
Average House Value	\$149,081	\$158,526	\$162,174

Demographics data derived from AlphaMap



Advisor Bios

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