

# AULTMAN

## MEDICAL OFFICE INVESTMENT



1909 Williamsburg Way

Louisville, Ohio 44646

Presented by:

**NAISpring**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**Dan Spring, SIOR**

P 330 497 6249  
dan@naispring.com

**Kelly Sober, CCIM**

P 330 497 9837  
kelly@naispring.com



# PROPERTY DETAILS

- Exceptional investment opportunity with long-term Aultman Health Foundation Lease!
- Originally a build to suit for Aultman in 2002, the lease was recently extended through January 2033, with an option to extend until January 2043.
- NNN Lease
- Great location on Rt 62 and California Blvd with easy access to Louisville, Alliance, and Canton.

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SALE PRICE	\$1,900,000
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TOTAL SQ FT	11,448
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YEAR BUILT	2002
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PARCEL	3605440
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ZONING	B5
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ACRES	2.43
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FIRE SUPPRESSION	Yes
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TAXES	\$24,638.30
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NOI	\$133,400
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CAP	7%
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Presenting an exceptional investment opportunity in a strategically located medical office building designed to meet the needs of the growing demand for healthcare facilities. This well-maintained single tenant property offers stable cash flow from a long term lease sublease with Aultman Health Foundation. The building is equipped with modern amenities, ample parking and easy access to major highways, making it an ideal location for both patients and providers.



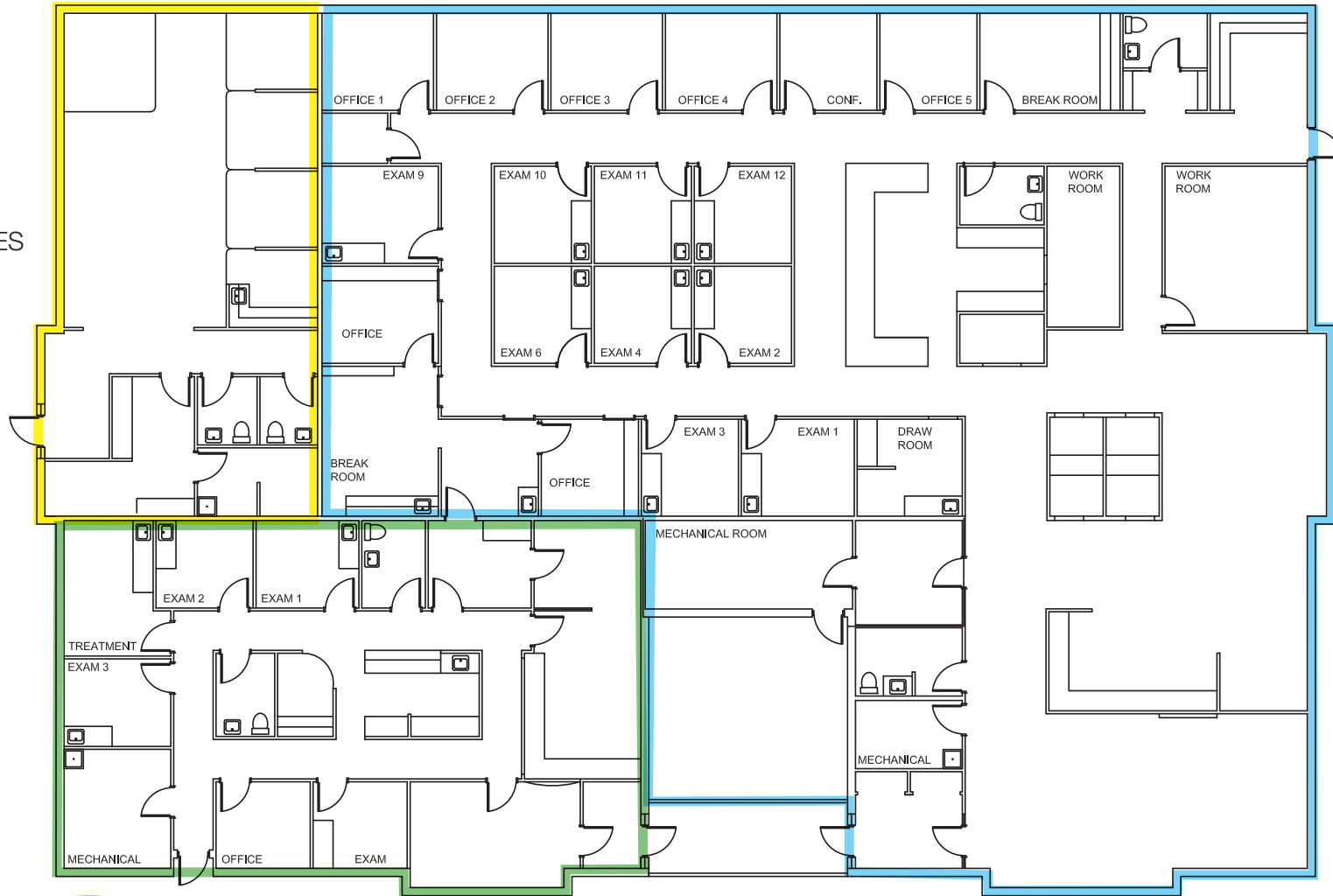
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8234 Pittsburg Ave NW  
North Canton, OH 44720  
+1 330 966 8800  
[naispring.com](http://naispring.com)

# FLOOR PLAN



AULTMAN  
LAB SERVICES



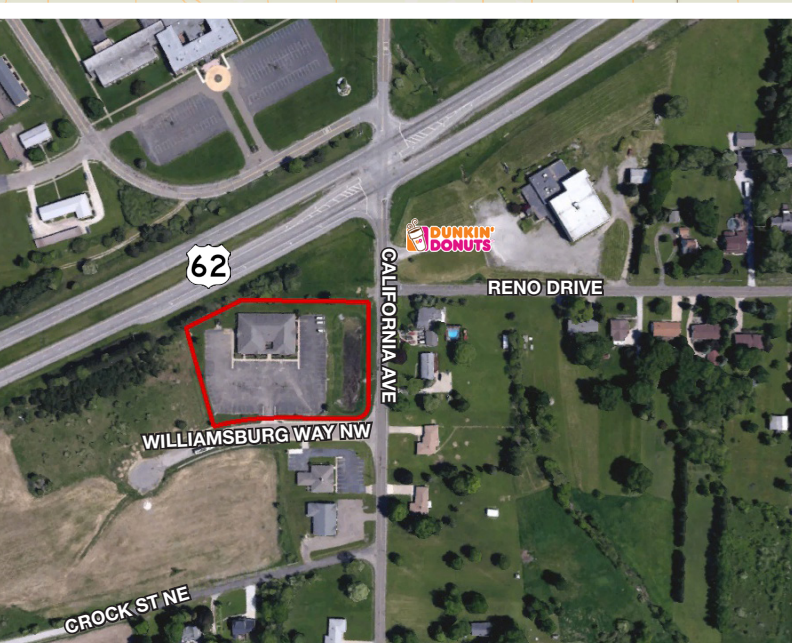
AULTMAN THERAPY  
URGENT CARE  
FAMILY MEDICINE OF LOUISVILLE  
CARDIOVASCULAR CONSULTANTS

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# MAPS



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