

Property Summary

1215 Dueber Ave SW, Canton, OH 44706

FOR SALE



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 1215 Dueber Ave SW, Canton, OH. This well-maintained 1,252 SF property features a single unit, ideal for the savvy Multifamily / Single Family Rental Portfolio investor. Constructed in 1917 and zoned R1A, this property offers historical charm with modern potential. Currently boasting 100% occupancy, this solid investment promises immediate returns. Don't miss the chance to add this desirable property to your portfolio, located in the heart of Canton's thriving real estate market.

PROPERTY HIGHLIGHTS

- 1,252 SF building
- 1 unit
- Built in 1917
- Zoned R1A
- Prime Canton location
- 100% occupancy

OFFERING SUMMARY

Sale Price:	\$90,000
Number of Units:	1
Lot Size:	2,766 SF
Building Size:	1,252 SF
NOI:	\$8,996.00
Cap Rate:	10%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	342	1,383	4,954
Total Population	698	3,148	11,298
Average HH Income	\$47,795	\$45,747	\$44,962

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