



COMMERCIAL PROPERTY BRIEF
 4618 Dressler Rd NW, Canton OH 44718
 330-492-5550 FAX: 330-493-5312
 Visit our Web Site: www.cutlerci.com

MLS #: 5141835
 E-MAIL: Yes
 INTERNET: Yes
 LOOPNET: Yes

Address: 309 South Chapel
City/Local: Louisville Ohio 44641
Directions: Rt 44 (Chapel) S of Gorgas
Nearest Interchg: Rt 62
Name of Business: _____

LEASE:
Office: _____
Industrial: _____
Vacant Land: _____
Business Oppor: _____
Other/ Misc: _____

SALE:
APTS: _____
RETAIL: _____
INDUSTRIAL: _____
OFFICE: _____
LAND: _____
MULTI-FAMILY: _____
BUSINESS OPPOR: _____
BUILDING: X
OTHER/MISC. _____

CONTACT: **Brenda Jackson 330-284-2395**
bjackson@cutlerci.com



SALES INFORMATION
Price: \$295,000.00
Taxes: \$6,457
Insurance: 2,330.00
Sewer: _____
Trash: _____
Snow/Lawn: _____
Gross Income: \$30,000
Total Expense: _____
Net Income: _____
Current Occupancy: Tenant
Financing: _____

BUILDING INFORMATION
Foundation Size: _____
No. of Units: 1
No. of Floors: 1
Parcel # 3601617
Total Usable Sq. Ft: 2,139
Age of Bldg: 1969
Elevators: _____
Sprinklers: _____
Ceiling Height: _____
Docks: _____
Drive in Doors: _____
Size: _____

Office Space: _____
Air Conditioning: CAC
Type of Heat: Gas FA
Power Available: _____
Electric Service: _____
Thickness of Floor: _____
Unit/Bay Sizes: _____
Plans Available: _____
Parking Spaces: _____
Description: _____

LEASE INFORMATION
Sq. Ft. Available: _____
Rate: _____
Mo. Rent: _____
Term Desired: _____
Possession: _____
Will Owner Remodel _____
For Tenant: _____
Indicate Who Pays:
Utilities: _____
Repairs: _____
Taxes: _____
Bldg. Insurance: _____
Water & Sewer: _____

ADDITIONAL INFORMATION
Dental/Medical Office For Sale
 Currently leased for 3 years by dental tenant for \$2500/month plus utilities. Lease expires 04/2028
 Waiting Room/Reception, 7 exam rooms, private office, business office, and sterilization room
 Very good condition in central downtown area.

Frontage: 60
Depth: 180
Zoning _____
Gas: _____
Water: _____
Sewer: _____
Electric: _____
Topography: _____
Survey Available _____
Distance: _____
Traffic Count: _____
Rail: _____

The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy herein.