



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 #: 3782361
 E-MAIL: yes
 INTERNET: yes
 LOOPNET: yes

Address:	906 12th ST NW	LEASE:		SALE:	
City/Local:	Canton Ohio 44703	Office:		APTS:	
Directions:		Industrial:		RETAIL:	
Nearest Interchg:	I-77 Fulton or Tusc.	Vacant Land:		INDUSTRIAL:	
Name of Business:		Business Oppor:		OFFICE:	X
		Other/ Misc:		LAND:	
				MULTI-FAMILY:	
				BUSINESS OPPOR:	
				BUILDING:	X
				OTHER/MISC.	

CONTACT: Brenda Jackson 330-284-2395
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SALES INFORMATION	
Price:	\$117,900.00
Taxes:	\$1,352
Insurance:	
Sewer:	
Trash:	
Snow/Lawn:	
Gross Income:	
Total Expense:	
Net Income:	
Current Occupancy:	March
Financing:	

BUILDING INFORMATION			
Foundation Size:		Office Space:	all 3 floors
No. of Units:	1	Air Conditioning:	Central/ Wall
No. of Floors:	3 plus basement	Type of Heat:	Gas FA (2)
Total Usable Sq. Ft:	4,133	Power Available:	
Age of Bldg:	1921	Electric Service:	
Elevators:		Thickness of Floor:	
Sprinklers:		Unit/Bay Sizes:	
Ceiling Height:		Plans Available:	
Docks:		Parking Spaces:	On Site
Drive in Doors:		Description:	
Size:			

LEASE INFORMATION	
Sq. Ft. Available:	4133
Rate:	
Mo. Rent:	\$2,000
Term Desired:	1 year+
Possession:	March
Will Owner Remodel	
For Tenant:	No
Indicate Who Pays:	
Utilities:	Tenant
Repairs:	Both
Taxes:	Owner
Bldg. Insurance:	Owner
Water & Sewer:	Tenant

ADDITIONAL INFORMATION

For Sale or Lease

Brick and Vinyl Office/Retail Building
 3 finished floors of office space with reception area, kitchen and RR
 Shop area and basement with separate furnace and wall air.
 Main furnace is 90% Efficiency with humidifier and air filter
 Zoned heating
 Central air in Main building
 Very well maintained with updated electric and new HWH
 Security System
 Some new carpet and vinyl
 Picture Website: <http://www.crelisting.net/Vmr4iDs1Q>

Frontage:	50
Depth:	160
Zoning	PB4
Gas:	Dominion
Water:	City
Sewer:	City
Electric:	AEP
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.