

Property Summary

1219 Dueber Ave SW, Canton, OH 44706

FOR SALE



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Canton, OH! Built in 1917, this 1,152 SF property offers one unit and is 100% occupied, making it an ideal addition to any Multifamily / Single Family Rental Portfolio investor's portfolio. Zoned R1A, the property promises a strong rental income in a sought-after location. With its full occupancy, this property presents a compelling investment opportunity with immediate returns. Don't miss out on the chance to add this historic gem to your real estate portfolio.

PROPERTY HIGHLIGHTS

- 1,152 SF building
- 1 unit
- Built in 1917
- Zoned R1A
- Canton area location
- 100% occupancy

OFFERING SUMMARY

Sale Price:	\$100,000
Number of Units:	1
Lot Size:	2,747 SF
Building Size:	1,152 SF
NOI:	\$8,600.56
Cap Rate:	8.6%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	338	1,380	4,939
Total Population	691	3,134	11,273
Average HH Income	\$47,785	\$45,679	\$44,987

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