

FOR SALE

Office Building



2223 Fulton Rd. NW
Canton, Ohio 44708

Property Highlights:

- Freestanding office building with signage
- Excellent floor plan
- Easy Access to I-77 and Rt 30, Aultman and Mercy Hospitals, Pro Football HOF and Village
- Mix of open office areas
- Very Well Maintained

Property Description:

Professional Offices Building for Sale. Centrally located in Canton providing easy access to I-77, Rt 62, Pro Football Hall of Fame and Resort, Shopping, Restaurants and Downtown. 2 nearby Hospitals are Cleveland Clinic and Aultman. Beautiful views of Stadium Park.

OFFERING SUMMARY

Sale Price	\$1,275,000.00
Lease Rates	See Suite Info Below
Building Size	16,872
Year Built	1969
Parcel	240603
Zoning	B-1
Parking	On Site 70+
Parcel #	240604



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Additional Photos



Suite 106: 850 sqft. 3 offices, kitchenette, restroom. \$900/month

Suite 202: 1225 sqft. Waiting Room, Kitchenette, 3 offices, 2 restrooms. \$1285/month.

Tenants pay Electric \$900 for signage, installation and future removal. 1st month rent and security deposit equal to 1 month rent due at lease signing

Rent Roll

Tenant	Suite #	Square Feet	Rent per Month	Expiration	Potential Rent
LEASED	100	359	\$ 675.00	2/28/2026	
LEASED	101-102	2,395	\$2,450.00	12/31/2029	
VACANT	106	850			\$900.00
LEASED	103	1225	\$1,325.00	1/31/2029	
LEASED	107	771	\$ 900.00	10/31/2026	
LEASED	108	532	\$ 700.00	3/4/2026	
LEASED	200 & 201	1,509	\$2,197.75	6/2026	
VACANT	202	1,226			\$1,285.00
LEASED	203 & 204	1,404	\$1,465.00	6/30/2027	
LEASED	205	900	\$ 850.00	11/30/2026	
LEASED	206	840	\$ 885.00	5/31/2026	
LEASED	207	853	\$ 810.00	7/31/2026	
TOTALS		12,864	\$12,257.75 Per Mo.		\$14,105
TOTAL CURRENT MONTHLY INCOME			\$ 12,257.75		
TOTAL ANNUAL INCOME			\$ 147,093.00		\$161,198

PROJECTED 2026 Expenses approx. \$52,000.00 ANNUALLY / \$4,333.33 MO

PROJECTED Income \$161,198/annually

Asking \$1,275,000 Current Cap Rate 7.45%

Projected cap \$8.5%

Location Maps

