

TURN KEY TIRE SHOP

612 12TH ST NE, CANTON, OH 44704

FOR SALE



PROPERTY DESCRIPTION

PRICE REDUCED - Introducing a prime opportunity for retail and vehicle-related investors in Canton, OH. This property boasts a 4,200 square foot building, offering ample space for various commercial uses. Built in 1971, the property's major mechanical systems were recently updated in 2022, ensuring modern functionality and efficiency. Zoned Canton City B-3, this property is perfectly positioned for retail and vehicle-related businesses. **The sale includes all furniture, fixtures, equipment, and inventory, providing a turnkey solution for savvy investors.** With its strategic location and comprehensive offerings, this property presents an ideal opportunity for those looking to establish or expand their retail or vehicle-related business in this dynamic market.

PROPERTY HIGHLIGHTS

- Turn Key Tire Shop
- Sale includes all FF&E - Ask Broker for Asset Lists
- Major mechanical systems including roof updated in 2022
- High traffic count - Approx. 11,780 Vehicles / Day on 12th St.

Saylor Putman

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OFFERING SUMMARY

Sale Price:	\$375,000
Number of Units:	1
Lot Size:	0.3 Acres
Building Size:	4,200 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,117	34,008	58,447
Total Population	13,982	79,088	135,230
Average HH Income	\$49,524	\$56,957	\$69,645



This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

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Map data
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Google

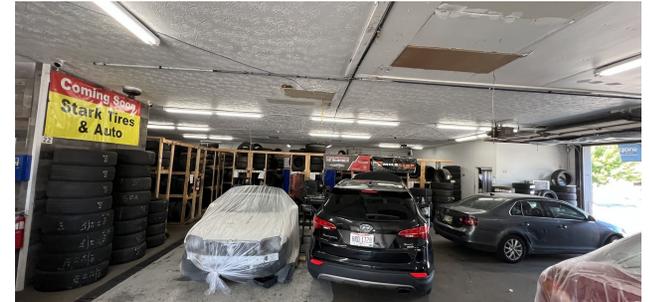


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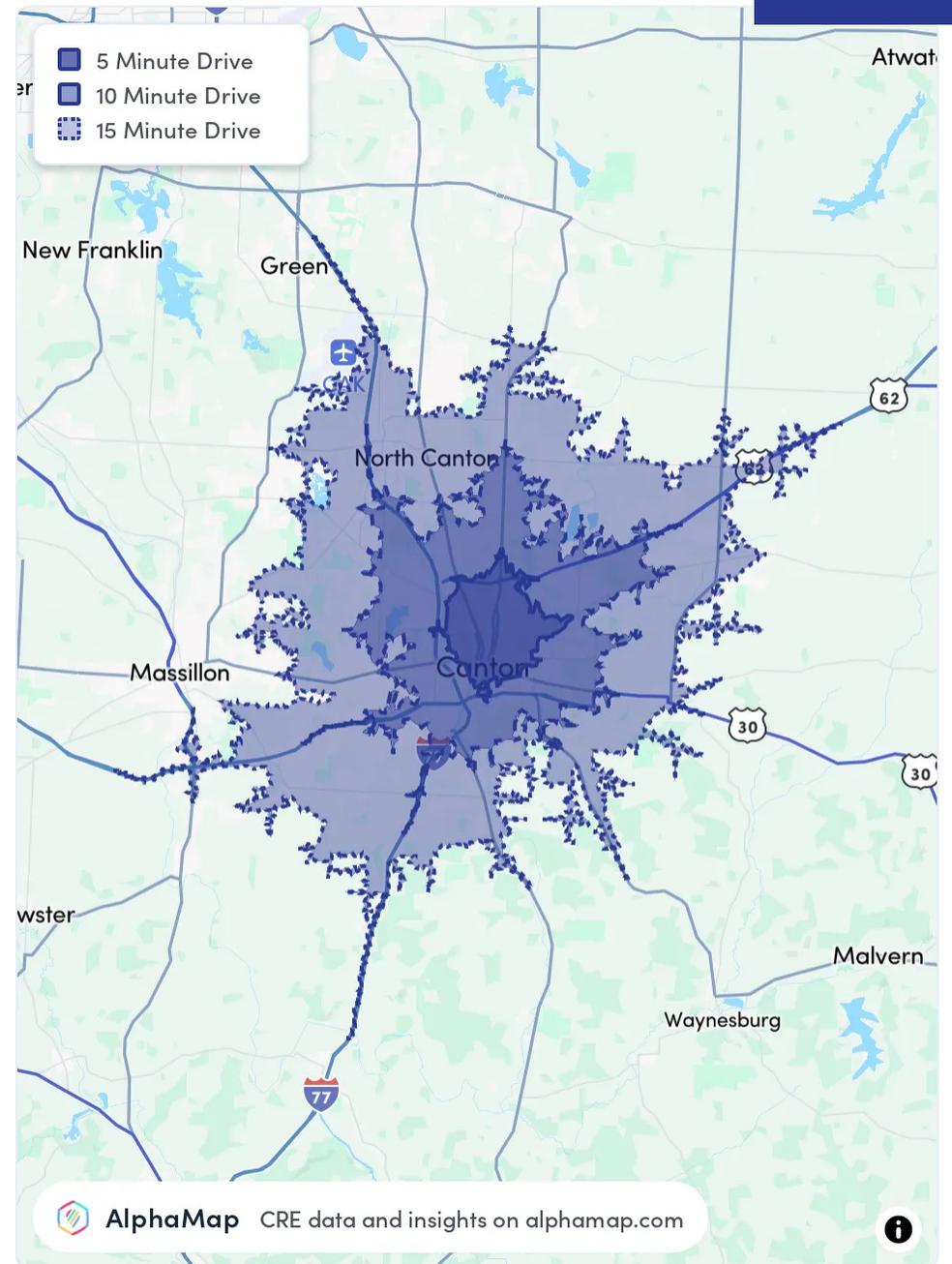
POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	27,485	83,461	190,356
Average Age	39	40	42
Average Age (Male)	38	39	41
Average Age (Female)	40	41	44

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	11,912	35,869	81,994
Persons per HH	2.3	2.3	2.3
Average HH Income	\$52,626	\$58,610	\$78,469
Average House Value	\$100,015	\$124,765	\$185,139
Per Capita Income	\$22,880	\$25,482	\$34,116

Map and demographics data derived from AlphaMap



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