



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 #: 5052084
 E-MAIL: Yes
 INTERNET: Yes
 LOOPNET: Yes

Address:	<u>4181 Holiday Ave NW</u>	LEASE:		SALE:	
	<u>Jackson Twp</u>	Office:		APTS:	
City/Local:	<u>Canton Ohio 44718</u>	Industrial:		RETAIL:	
Directions:	<u>Off Higbee or Whipple</u>	Vacant Land:		INDUSTRIAL:	
Nearest Interchg:	<u>I-77/Belden</u>	Business Oppor:		OFFICE:	<u>X</u>
Name of Business:		Other/ Misc:		LAND:	
				MULTI-FAMILY:	
				BUSINESS OPPOR:	
				BUILDING:	<u>X</u>
				OTHER/MISC.	
CONTACT:	<u>Brenda Jackson 330-284-2395</u>				
	<u>bjackson@cutlerci.com</u>				



SALES INFORMATION	
Price:	<u>\$599,000.00</u>
Taxes:	<u>\$11,102</u>
Insurance:	
Sewer:	
Trash:	
Snow/Lawn:	
Gross Income:	
Total Expense:	
Net Income:	
Current Occupancy:	<u>Owner</u>
Financing:	

BUILDING INFORMATION			
Foundation Size:		Office Space:	
No. of Units:	<u>2</u>	Air Conditioning:	<u>CAC</u>
No. of Floors:	<u>2</u>	Type of Heat:	<u>Gas FA</u>
Parcel #	<u>1615066</u>	Power Available:	
Total Usable Sq. Ft:	<u>4,314</u>	Electric Service:	
Age of Bldg:	<u>1983</u>	Thickness of Floor:	
Elevators:		Unit/Bay Sizes:	
Sprinklers:		Plans Available:	<u>Yes</u>
Ceiling Height:		Parking Spaces:	<u>Onsite 15-20</u>
Docks:		Description:	<u>Medical office Building</u>
Drive in Doors:			
Size:			

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

ADDITIONAL INFORMATION
Professional/Medical Office Building For Sale
Great location in the Belden Village Area
Currently Orthodontics/Oral Surgeon office and surgery center
Equipment and furnishings may be included.
2 Floors, each with their own entrance and parking.
Building can be divided to accommodate two businesses if desired
Move in condition. Decorated in neutral, calming tones
Large atrium waiting room with reception office on 1st floor.
Floor 1 has 2 operatories, chart and staff rooms, recovery room, 2 consultation rooms, office. Floor 2 has waiting and reception, 3 offices, conference room, 3 operatories.

Frontage:	<u>116</u>
Depth:	<u>195</u>
Zoning	<u>B-3</u>
Gas:	<u>Dominion</u>
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.