



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

Address:	527 Tremont Ave SW	LEASE:		SALE:	NA
City/Local:	Massillon Ohio 44647	Office:		APTS:	
Directions:	Between 5th and 6th St SW	Industrial:		RETAIL:	
Nearest Interchg:	Rt21	Vacant Land:		INDUSTRIAL:	
Name of Business:		Business Oppor:		OFFICE:	
		Other/ Misc:		LAND:	
				MULTI-FAMILY:	
				BUSINESS OPPOR:	
				BUILDING:	
				OTHER/MISC.	

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SALES INFORMATION	
Price:	NA
Taxes:	
Insurance:	
Sewer:	
Trash:	
Snow/Lawn:	
Gross Income:	
Total Expense:	
Net Income:	
Current Occupancy:	Vacant
Financing:	

BUILDING INFORMATION	
Foundation Size:	
No. of Units:	
No. of Floors:	1
Parcel #	
Total Usable Sq. Ft:	1,285
Age of Bldg:	1906
Elevators:	
Sprinklers:	
Ceiling Height:	
Docks:	
Drive in Doors:	
Size:	
Office Space:	
Air Conditioning:	CAC
Type of Heat:	Gas Forced Air
Power Available:	
Electric Service:	
Thickness of Floor:	
Unit/Bay Sizes:	
Plans Available:	
Parking Spaces:	Street/Rear of Bldg
Description:	

LEASE INFORMATION	
Sq. Ft. Available:	1285
Rate:	
Mo. Rent:	\$700
Term Desired:	Min. 1 year
Possession:	Asap
Will Owner Remodel	
For Tenant:	
Indicate Who Pays:	
Utilities:	Tenant
Repairs:	Owner
Taxes:	Owner
Bldg. Insurance:	Owner
Water & Sewer:	Tenant/Owner

ADDITIONAL INFORMATION	
Need a small shop, low rent and high visibility?	
This 1st floor space has a large open room with a rear room for a kitchen, storage, office, etc. with a rear door. 1 restroom	
2 large storefront windows	
Newly finished floors.	
Antique tin ceilings	
Tenant pays \$700/month plus Gas, Electric, Water, Trash	
Upstairs apartment may also be leased. \$1500/month for both floors	
Ready to move in at lease signing.	
1st month rent and security deposit equal to 1 month rent due at lease signing	

Frontage:	
Depth:	
Zoning	
Gas:	Dominion
Water:	Aqua
Sewer:	Massillon
Electric:	AEP
Trash	Kimble
Survey Available	
Distance:	
Traffic Count:	

The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy herein.