



1728 Cleveland Ave NW  
Canton, Ohio 44703

SALE PRICE	\$315,000.00
TOTAL SQ FT	3,716
ACRES	0.184
YEAR BUILT	1905
ZONING	B3
PARCEL	233412
TAXES	\$1,677.58
TRAFFIC	17,578 AADT

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### Property Features

- BUSINESS & REAL ESTATE FOR SALE!
- Avenue Wine Shop is a locally owned wine and cigar business that has existed for nearly 75 years.
- The offering includes \$20,000 worth of inventory. Can be more upon further negotiation.
- There is a main level showroom for inventory, a mezzanine level for more inventory that can also be used for wine tastings, a lower level cellar, and a second floor apartment space.

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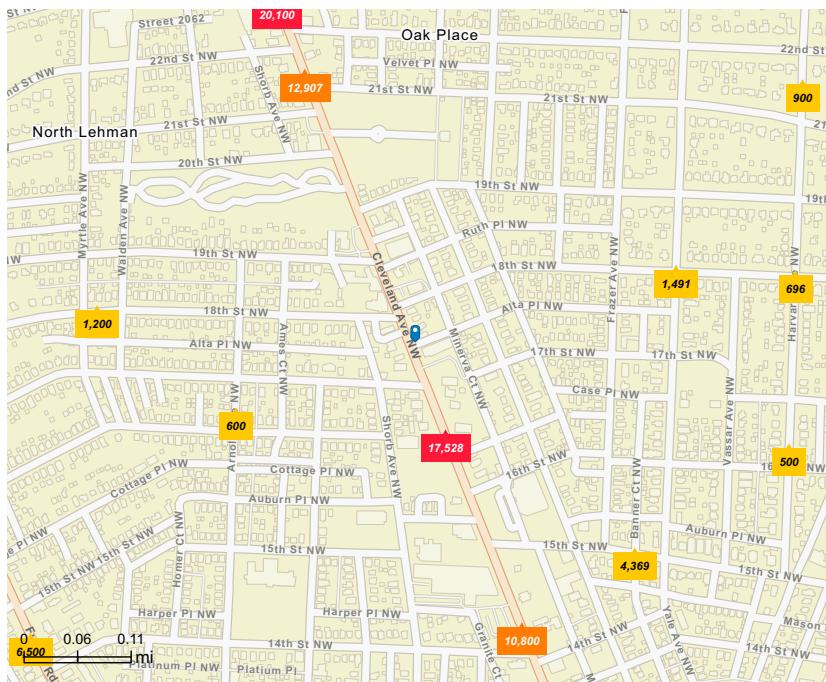
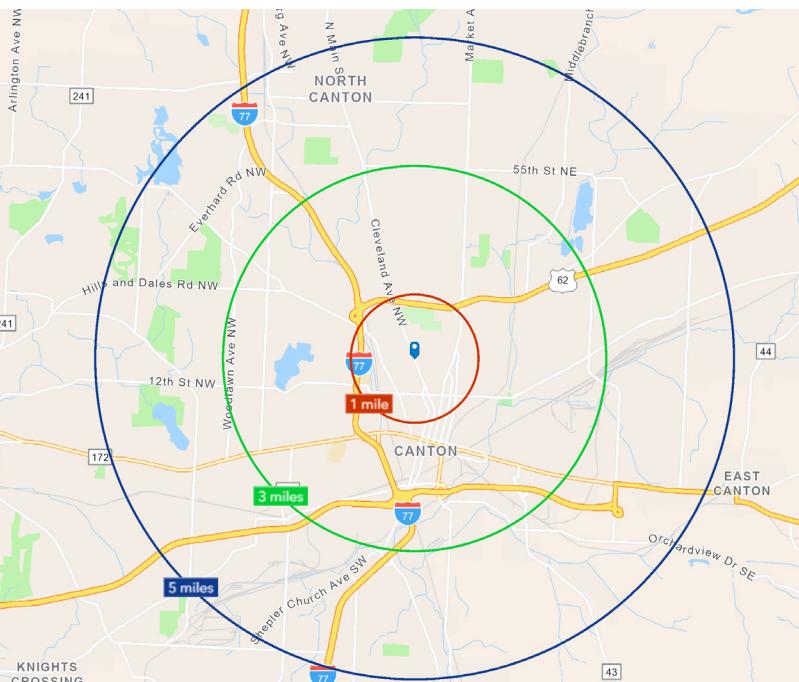
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## DEMOGRAPHICS 2025 Summary

	1 MILE	3 Miles	5 Miles
Population	15,600	88,089	148,360
Households	6,859	38,905	64,632
Families	3,190	20,422	36,197
Average Household Size	2.13	2.22	2.24
Owner Occupied Housing Units	2,832	20,263	39,211
Renter Occupied Housing Units	4,027	18,642	25,421
Median Age	37.5	39.8	41.4
Median Household Income	\$41,230	\$48,163	\$55,302
Average Household Income	\$53,626 \$	61,264	\$72,099

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