

For Sale

1817 Fulton Rd.

1817 Fulton RD Canton, OH 44709

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Property Information

For Sale
1817 Fulton Rd.





Property Description

Introducing a prime investment opportunity in the heart of Canton, Ohio, this 2,400 SF office building, built in 1961, presents an ideal space for office or commercial use. The property offers flexibility for a range of business ventures. Boasting a strategic location in the vibrant Canton area, this building is positioned to attract tenants seeking convenience and accessibility. With its solid construction and ample space, it presents an exceptional canvas for customization and expansion to meet the needs of a range of businesses. Don't miss the chance to capitalize on this promising investment in a bustling commercial district.

Property Highlights

- - 2,400 SF office building
- - Built in 1961
- - Prime location in Canton
- - Ample parking space
- - Versatile layout for office use

Offering Summary

Sale Price:	\$100,000
Lot Size:	0.178 Acres
Building Size:	2,400 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	587	1,504	6,462
Total Population	1,261	3,223	14,942
Average HH Income	\$59,212	\$59,498	\$57,274



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Location Description

Discover the vibrant surroundings of the property, located in Canton, OH, a city brimming with historic charm, modern amenities, and a thriving business community. Situated near the heart of downtown Canton, the location offers convenient access to a variety of businesses, dining, and entertainment options. Just a short drive away, tenants will find themselves immersed in the cultural offerings of the Canton Museum of Art, the Pro Football Hall of Fame, and the lush greenery of McKinley Presidential Library & Museum. With an array of dining options and bustling local businesses nearby, the area provides a dynamic setting for professionals and visitors alike.

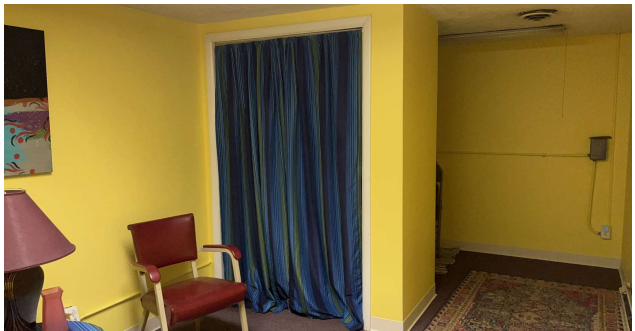
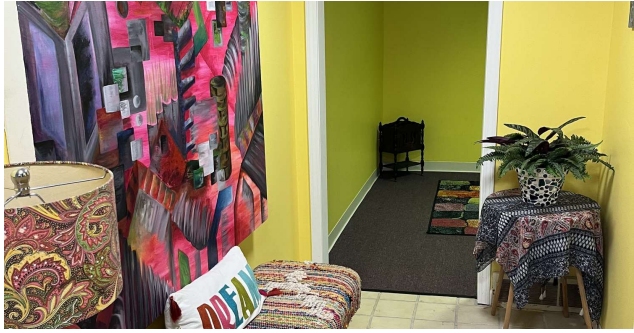
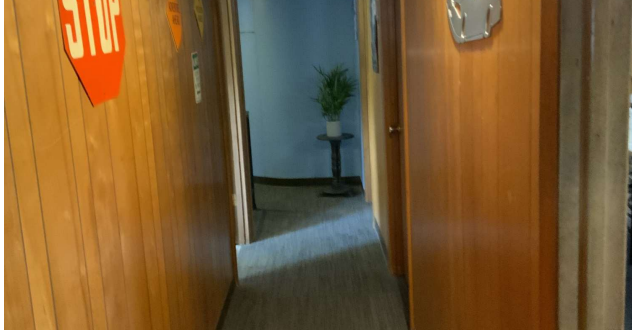


Property Highlights

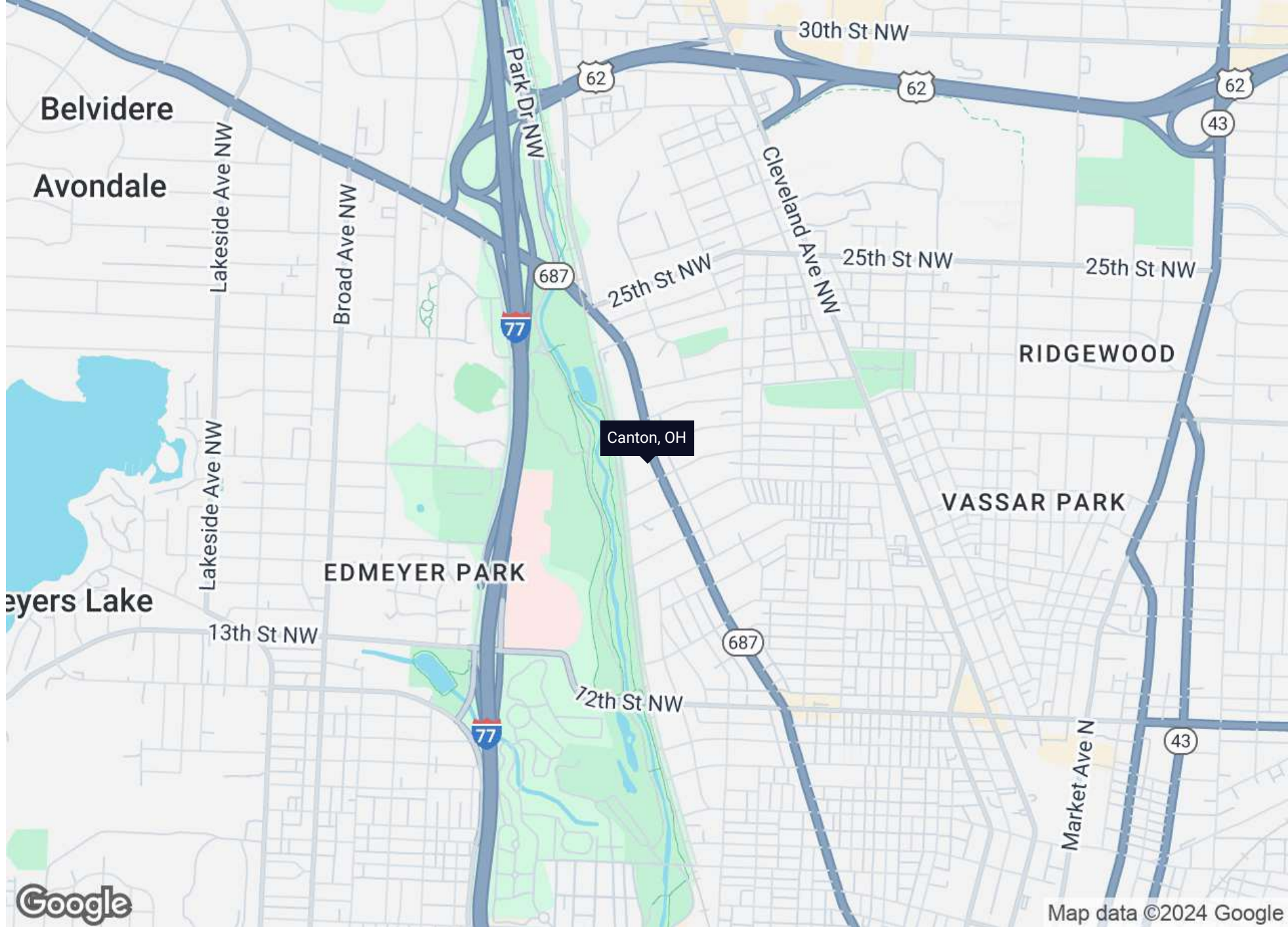
- - 2,400 SF office building
- - Built in 1961
- - Prime location in Canton
- - Ample parking space
- - Versatile layout for office use
- - Potential for customization
- - Easy access to major roadways
- - Proximity to local amenities
- - Strong investment potential
- - Located near newly expanded Hall of Fame Village



Additional Photos



Regional Map



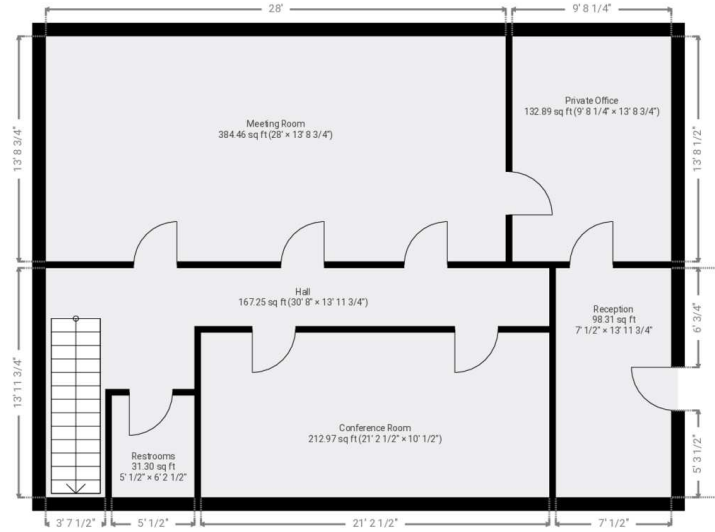
1817 Fulton rd

TOTAL AREA: 1811.57 sq ft • LIVING AREA: 1811.57 sq ft • FLOORS: 2 • ROOMS: 10



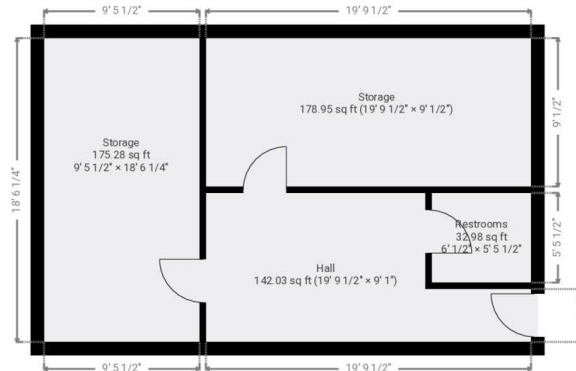
▼ Ground Floor

TOTAL AREA: 1181.14 sq ft • LIVING AREA: 1181.14 sq ft • ROOMS: 6

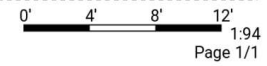


▼ Basement • Level 1

TOTAL AREA: 630.43 sq ft • LIVING AREA: 630.43 sq ft • ROOMS: 4



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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,261	3,223	14,942
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	587	1,504	6,462
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$59,212	\$59,498	\$57,274
Average House Value	\$131,819	\$123,707	\$124,771

Demographics data derived from AlphaMap

