



FOR SALE

Investment Property Fully Occupied

1826-17th St NE
Canton, Ohio 44705



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Property Features

- Industrial property with multiple buildings.
- Building 1-12,000/SF warehouse constructed in 2015 has (2) 14' overhead doors and (1) loading dock.
- Building 2 -Maintenance building is 5,120/SF, features two bays and (3) overhead doors.
- Building 3 - Storage building is 3,276/SF, features 2 bays and has (4) overhead doors.
- Building 4 - 7,200/SF brick warehouse with (3) overhead doors. There are also (2) large lean-to buildings.
- Entire property is fenced.
- There is an access easement for the railroad that is \$150/year.

SALE PRICE	\$985,000.00
TOTAL SQ FT	27,596/SF
ACRES	2.23
ZONING	I2
PARCELS	238959, 238960
YEAR BUILT	1929 - 2015
TAXES	\$21,743.12/year

12,000/SF with loading dock & overhead doors



5,270/SF Maintenance



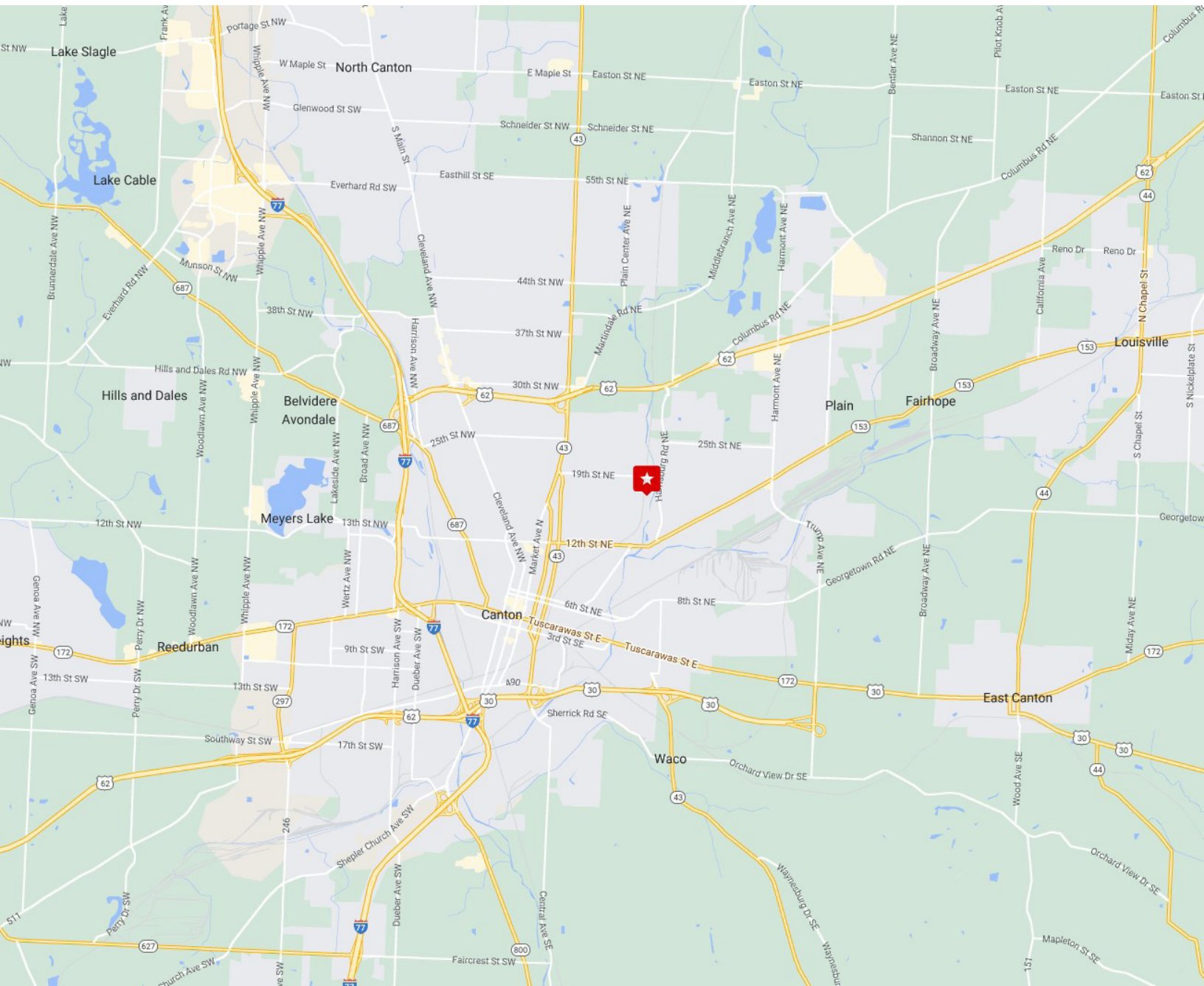
3,272/SF Storage



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