



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 #: 5056265
 E-MAIL: Yes
 INTERNET: Yes
 LOOPNET: Yes

Address: 3908 Navarre Rd SW
City/Local: Canton Ohio 44706
Directions: _____
Nearest Interchg: I-77/ Raff/Rt 30
Name of Business: _____

LEASE:
Office: _____
Industrial: _____
Vacant Land: _____
Business Oppor: _____
Other/ Misc: _____

SALE:
APTS: _____
RETAIL: _____
INDUSTRIAL: X
OFFICE: _____
LAND: _____
MULTI-FAMILY: _____
BUSINESS OPPOR: _____
BUILDING: X
OTHER/MISC. _____

CONTACT: Brenda Jackson 330-284-2395
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SALES INFORMATION
Price: \$320,000.00
Taxes: \$2,602
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: _____
Parcel # 1312724
Total Usable Sq. Ft: 10,104
Age of Bldg: 1954
Elevators: _____
Sprinklers: _____
Ceiling Height: _____
Docks: _____
Drive in Doors: 1
Size: _____

Office Space: _____
Air Conditioning: No
Type of Heat: None
Power Available: _____
Electric Service: _____
Thickness of Floor: _____
Unit/Bay Sizes: _____
Plans Available: _____
Parking Spaces: Onsite
Description: _____

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

ADDITIONAL INFORMATION
10,104 sqft building on 2.11 acres. Building is currently dry storage.
 Ideal for redevelopment in this busy area of restaurants and service businesses. Easy access to Rt 30 and I-77. This building was a former bowling alley. Partial new roof. Fenced. 1 overhead door.
 Includes 3 parcels: 01312724,1307498,1312723

Frontage: 309
Depth: _____
Zoning Commercial
Gas: property line
Water: at the street
Sewer: property line
Electric: to the bldg
Topography: _____
Survey Available _____
Distance: _____
Traffic Count: _____
Rail: _____