

FOR SALE

Office Building



530 Walnut Ave. NE Canton, Ohio 44702

Property Description

This very well maintained two-story brick building is located on .73 acres on the corner of Walnut Ave. NE and 6th St. NE. It has 5,940 sf on the first and second floors and 2,970 sf of space in the lower level for a total of 8,910 sf. The front of the building has a spacious retail space and the back of the building has a spacious workshop space with 3-phase electric. There are offices on the second floor. The second floor features a receptionist area, two restrooms, a kitchen with cherry cabinetry and breakfast bar. Kitchen appliances stay. There is a copy room, file room, spacious open work area and six offices. Some of the offices have built-in cabinetry and desks. There is outside access to the parking lot from the second floor. Spacious lower level for storage. Property is completely fenced in with wrought iron fencing and two electric gates. Huge pole building with overhead door on back of lot. Approximately 38 parking spaces.

OFFERING SUMMARY

Sale Price	\$449,900
Lot Size	.73 Acre
Building Size	8,910 sf
Year Built	1946
Parcel	10003995
Zoning	B-5 Central Business
Parking	38 Spaces
Electric	3-Phase



203 APPLGROVE NW NORTH CANTON, OHIO 44720

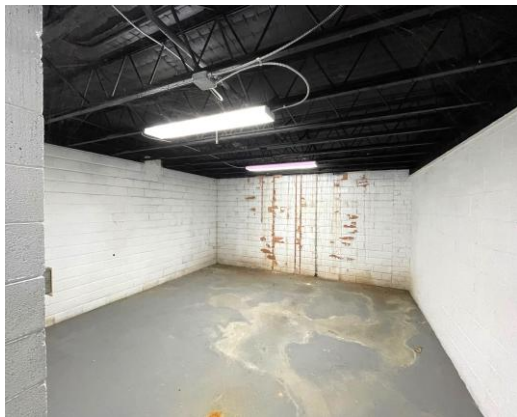
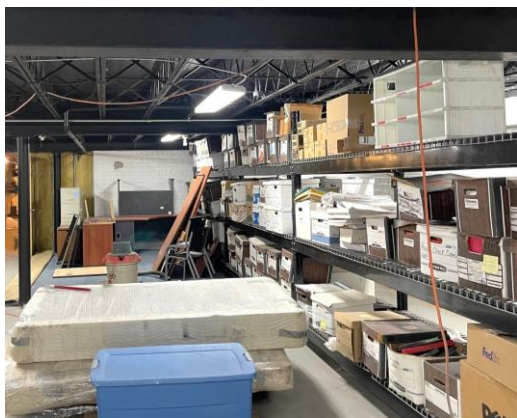
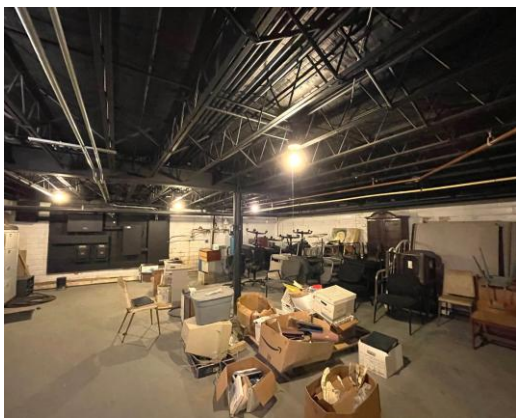
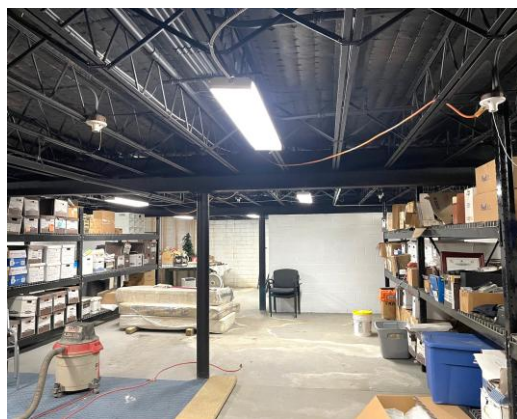
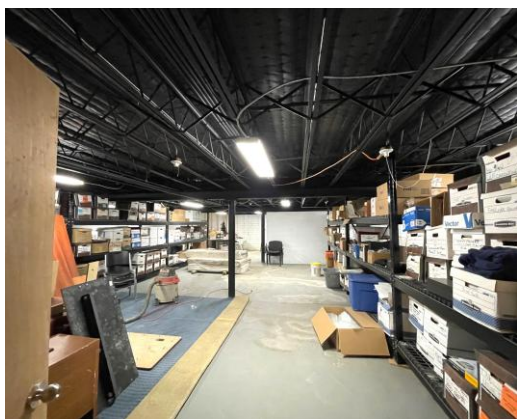
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Additional Photos



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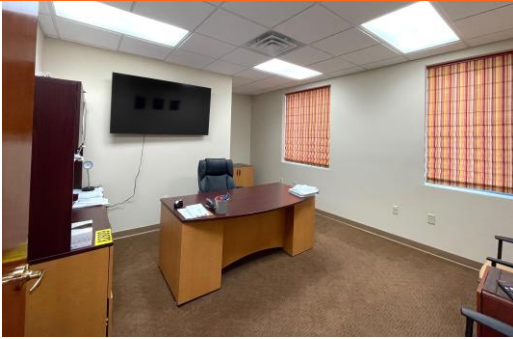
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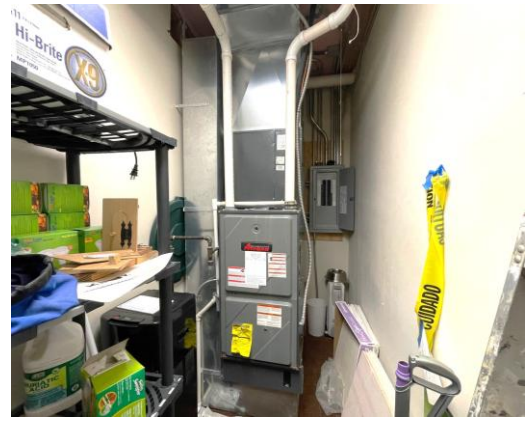
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