



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 #: 5177225
 E-MAIL: Yes
 INTERNET: Yes
 LOOPNET: Yes

Address: 4181 Holiday Ave NW
 Jackson Twp
City/Local: Canton Ohio 44718
Directions: Off Higbee or Whipple
Nearest Interchg: I-77/Belden
Name of Business:

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

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

CONTACT: Brenda Jackson 330-284-2395
bjackson@cutlerci.com



SALES INFORMATION
Price: NA
Taxes:
Insurance:
Sewer:
Trash:
Snow/Lawn:
Gross Income:
Total Expense:
Net Income:
Current Occupancy: Vacant
Financing:

BUILDING INFORMATION
Foundation Size:
No. of Units: 2
No. of Floors: 2
Parcel # 1615066
Total Usable Sq. Ft: 2,001
Age of Bldg: 1983
Elevators:
Sprinklers:
Ceiling Height:
Docks:
Drive in Doors:
Size:
Office Space:
Air Conditioning: CAC
Type of Heat: Gas FA
Power Available:
Electric Service:
Thickness of Floor:
Unit/Bay Sizes:
Plans Available: Yes
Parking Spaces:
Description: Medical office Building

LEASE INFORMATION
Sq. Ft. Available: 2001
Rate:
Mo. Rent: \$3500/month
Term Desired: 1+ years
Possession: Vacant
Will Owner Remodel
For Tenant:
Indicate Who Pays:
Utilities: Tenant
Repairs: Owner
Taxes: Owner
Bldg. Insurance: Owner
Water & Sewer: Tenant

ADDITIONAL INFORMATION
Professional Office Space for Lease 2001 Sqft
 Great location in the Jackson Twp/Belden Village Area
 Former Orthodontics Use
 Waiting room, Reception Office, 6 offices and restroom.
 1st Floor suite, with its own entrance and parking.

Frontage: 116
Depth: 195
Zoning B-3
Gas: Dominion
Water: Public
Sewer: Public
Electric: AEP
Acreage: 0.449
Survey Available
Distance:
Traffic Count:
Rail:

The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy herein.