

Derrick T Bailey
dbailey1830@gmail.com
Ph: 330-265-7083



1220 High Ave SW, Canton, OH 44707

MLS#: **5074946**
Status: **Active**

Prop Type: **Commercial Sale**
Sub Type: **Industrial**

List Price: **\$225,000**
DOM/CDOM: **74/74**



List Dt Rec: **10/04/2024**
Lot #:
Unit:
County: **Stark**

List Date: **10/04/2024**
Contg Dt:
Pend Dt:
Off Mkt Dt:
Close Dt:
Exp Dt: **01/04/2025**

Supplements (1)

Parcel ID: **TX 00215440**
Twp: **Canton**
Subdiv:
School Dist: **Canton CSD - 7602**
Yr Built: **1974/Public Records**
SqFt Total: \$/SqFt:
Map:

Directions: **1220 High Ave SW**

Legal/Taxes

Taxes: **\$1,271** Tax Year: **2023** Assessment: **No** Homestead:
Legal: **913,914,915 WH EA; VAC ALLEY**
Annual RE Tax: Zoning:

General Information

Office SqFt: Lot Size (acre): **0.56** DriveIn Door Max Hgt:
Residential SqFt: Lot Size Source: **Realist** Drive In Door Min Hgt:

Features

Fence: **Chain Link** Roof: **Metal**
Heating: **Forced Air, Gas** Cooling: **Central Air**
Water: **Public** Sewer: **Public**
Parking: **Aggregate**
Prop Cond: **Updated/Remodeled**
Addl SubType: **Building, Commercial Lot, Mfg Light**

Remarks:

So many possibilities for this Updated property zoned CM1. Great potential for trucking, logistics company, Shed/outbuilding mfg and storage, Plumbers, HVAC, Home Improvement . Large graded and graveled, parking lot with multiple road access points/gates. The list goes on. Great office (former Ranch Home. Multiple offices, full bathroom, kitchenette, great set up for reception area if needed. This building will have a new Furnace, AC, HWT and New Metal roof prior to closing. Brand new chain link fence with security wired and multiple gates has already been installed. 2nd building on property has great potential for storage and or light mfg, assembly etc.

Agent/Broker Info

List Agent: **Derrick T Bailey (C2018000192)** List Office: **RE/MAX Trends Realty (C10204)**
Contact #: **330-265-7083** Office Phone: **234-251-0555**
LA Email: **dbailey1830@gmail.com** Office Fax:
LA License #: **OH SAL.2018000192** Brokerage Lic: **2017005608**
Attrib Cnt: **dbailey1830@gmail.com 330-265-7083**
Waived Agt: **No**

Showing

Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name: Owner Phone: Owner Agent: **No** Warranty:
Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**
Listing Contract Date: **10/04/2024** Expiration Date: **01/04/2025** Purchase Contract Date:
Possession: **Time of Transfer** Orig List Price: **\$225,000**
Special Listing Conditions: **Principal/NR**
Online Bidding: **No**
Broker Remarks: **Main building (office, not brick bldg) new furnace, AC and HWT installed prior to closing**

MLS: 5074946

[1220 High Ave SW, Canton, OH 44707](#)

Search Criteria

MLS Status is one of 'Active', 'C-Under Contract ALLOW Showings'

List Agent Key Numeric is 53477398

Co List Agent Key Numeric is 53477398

Selected 1 of 13 results.

Derrick T Bailey | RE/MAX Trends Realty | dbailey1830@gmail.com | Ph: 330-265-7083