



**COMMERCIAL PROPERTY BRIEF**

4618 Dressler Rd NW, Canton OH 44718  
 330-492-5550 FAX: 330-493-5312  
 Visit our Web Site: [www.cutlerci.com](http://www.cutlerci.com)

MLS #: 5025117  
 E-MAIL: yes  
 INTERNET: yes  
 LOOPNET: yes

**Address:** 2812 Harvard Ave NW  
**City/Local:** Canton Ohio 44709  
**Directions:** Market to 30th St NW  
South on Harvard  
**Nearest Interchg:** I-77 to Rt 62/ Market  
**Name of Business:** The House of Loreto

**LEASE:**  
**Office:** \_\_\_\_\_  
**Industrial:** \_\_\_\_\_  
**Vacant Land:** \_\_\_\_\_  
**Business Oppor:** \_\_\_\_\_  
**Other/ Misc:** \_\_\_\_\_

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

**CONTACT:** Brenda Jackson 330-284-2395  
[bjackson@cutlerci.com](mailto:bjackson@cutlerci.com)



**SALES INFORMATION**

**Price:** \$2.450,000.  
**Taxes:** Exempt  
**Insurance:** \_\_\_\_\_  
**Sewer:** \_\_\_\_\_  
**Trash:** \_\_\_\_\_  
**Snow/Lawn:** \_\_\_\_\_  
**Gross Income:** \_\_\_\_\_  
**Total Expense:** \_\_\_\_\_  
**Net Income:** \_\_\_\_\_  
**Current Occupancy:** \_\_\_\_\_  
**Financing:** \_\_\_\_\_

**LEASE INFORMATION**

**Not Applicable**  
**Sq. Ft. Available:** \_\_\_\_\_  
**Rate:** \_\_\_\_\_  
**Mo. Rent:** \_\_\_\_\_  
**Term Desired:** \_\_\_\_\_  
**Possession:** \_\_\_\_\_  
**Will Owner Remodel**  
**For Tenant:** \_\_\_\_\_  
**Indicate Who Pays:**  
**Utilities:** \_\_\_\_\_  
**Repairs:** \_\_\_\_\_  
**Taxes:** \_\_\_\_\_  
**Bldg. Insurance:** \_\_\_\_\_  
**Water & Sewer:** \_\_\_\_\_

**BUILDING INFORMATION**

**Foundation Size:** \_\_\_\_\_  
**No. of Units:** 78 Resident Rooms  
**No. of Floors:** 2  
**Parcel #** 5025117  
**Total Usable Sq. Ft:** 35,931  
**Age of Bldg:** 1963  
**Acreage:** 5.07 Acres  
**Sprinklers:** \_\_\_\_\_  
**Ceiling Height:** \_\_\_\_\_  
**Docks:** \_\_\_\_\_  
**Drive in Doors:** 1  
**Size:** 10 ft  
**Office Space:** Yes  
**Air Conditioning:** CAC + Wall Units  
**Type of Heat:** Boiler  
**Power Available:** \_\_\_\_\_  
**Electric Service:** \_\_\_\_\_  
**Thickness of Floor:** \_\_\_\_\_  
**Unit/Bay Sizes:** \_\_\_\_\_  
**Plans Available:** Yes  
**Parking Spaces:** 50+  
**Description:** SNF For Sale  
 More information on [www.LoopNet.com](http://www.LoopNet.com)

**ADDITIONAL INFORMATION**

**The House of Loreto, a Skilled Nursing and Pallative Care Facility**  
*Please use discretion as we are respecting the privacy of the Residents*  
 78 beds with 1/2 baths available. Licensed for 50 beds currently.  
 Sale includes Real Estate, Business, Equipment, Fixtures  
 exclude religious items and relics.  
 Amenities include:  
 Laundry, Kitchen, Chapel, Community Rooms for eating and  
 recreation, Dental and Medical Office, Beauty Shop, Gift Shop,  
 Snack Bar, Assembly Room.  
 2nd floor has 10 bedrooms and a common Living and Dining Room,  
 2 showers and 2 baths, and a Guest Suite.  
 Contact Listing Agent for Brochure and private appointment

**Frontage:** 464  
**Depth:** 560  
**Zoning** CS  
**Gas:** Dominion  
**Water:** Canton City  
**Sewer:** Canton City  
**Electric:** AEP  
**Topography:** \_\_\_\_\_  
**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.