

4,600 SQ.FT. MEDICAL OFFICE BUILDING

4601 EVERHARD ROAD NORTHWEST, CANTON, OH 44718

FOR SALE / LEASE



PROPERTY DESCRIPTION

4,600 Sq. Ft. two story brick & stone modern medical office building for sale or lease on 1.09 acres in Belden Village, Jackson Township. Asphalt parking lot with 24 spaces. Turn key medical clinic with furniture, fixtures & equipment also available for sale. Room for expansion to double the size.

1st floor includes vestibule entry, large waiting area that sits up to 16, reception area / nurse's station with secure filing area, five (5) exam rooms w/ sinks, procedure room w/ sink, two (2) lab rooms w/ sinks, two (2) private offices, one (1) larger office with a restroom/shower, three (3) additional restrooms, kitchenette, storage closet & janitorial closet.

2nd floor walkup is partially finished and is currently being used for storage. It also houses the HVAC & solar hot water heater. Plumbing is already in place for additional restroom on 2nd floor.

Zoned Jackson Township B1 - Suburban Office & Limited Business which allows business, professional, medical and dental. Room to expand on site. Public water & sanitary sewer.

Spencer Hartung

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Wick Hartung

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330.495.0601
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LOCATION DESCRIPTION

Convenient Belden Village location on Everhard Road NW in Canton, OH across the street from McDonalds. Located in Jackson Township, which has no personal or corporate income tax, less than a mile from I-77. Traffic count on Everhard boasts 18,228 cars / day (2022).

I-77 to Belden Village exit toward Everhard Rd, turn west on Everhard Rd. Property will be on the right.

OFFERING SUMMARY

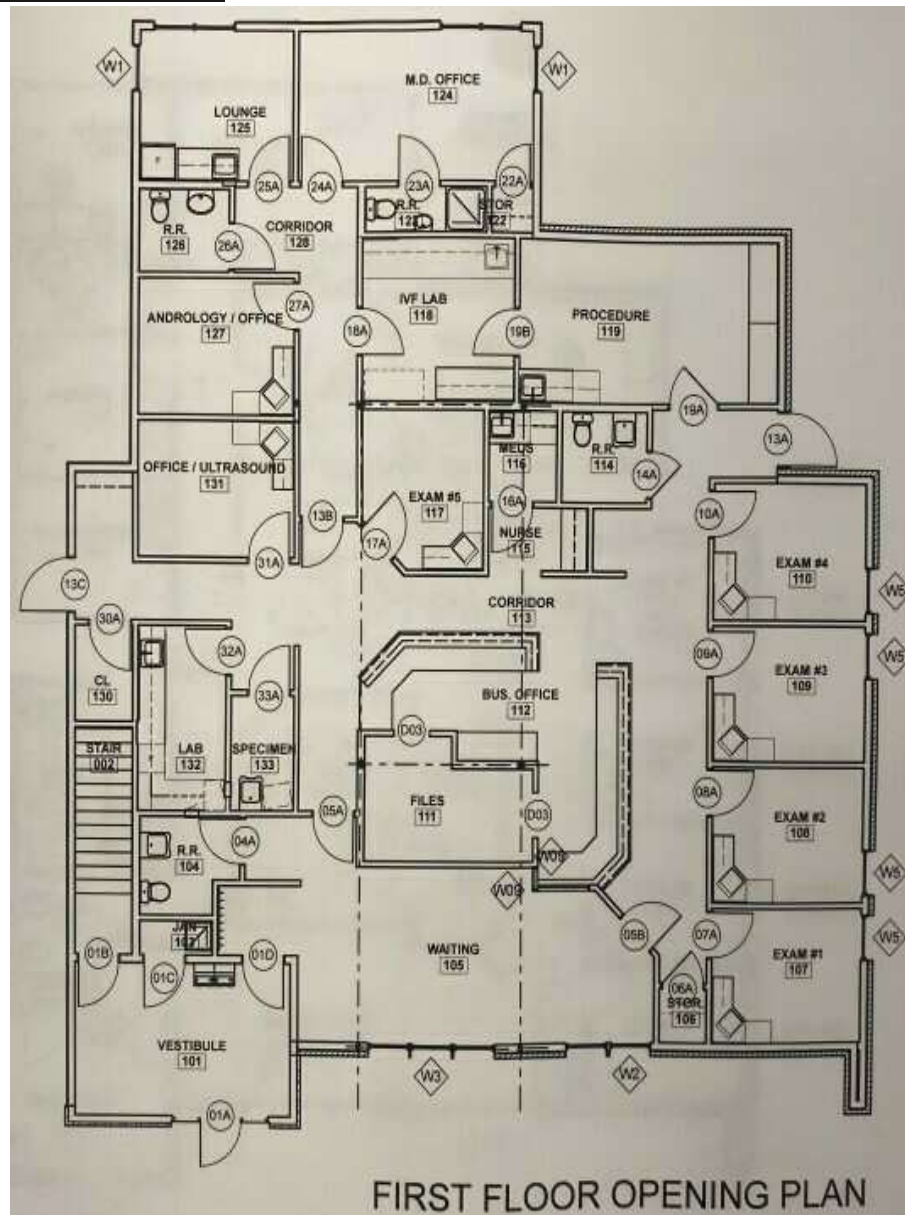
Sale Price:	\$1,290,000
Available Sq.Ft.:	4,600 Sq.Ft.
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	1.09 Acres
Real Estate Taxes:	\$27,677.88 for 2024
Year Built:	2009



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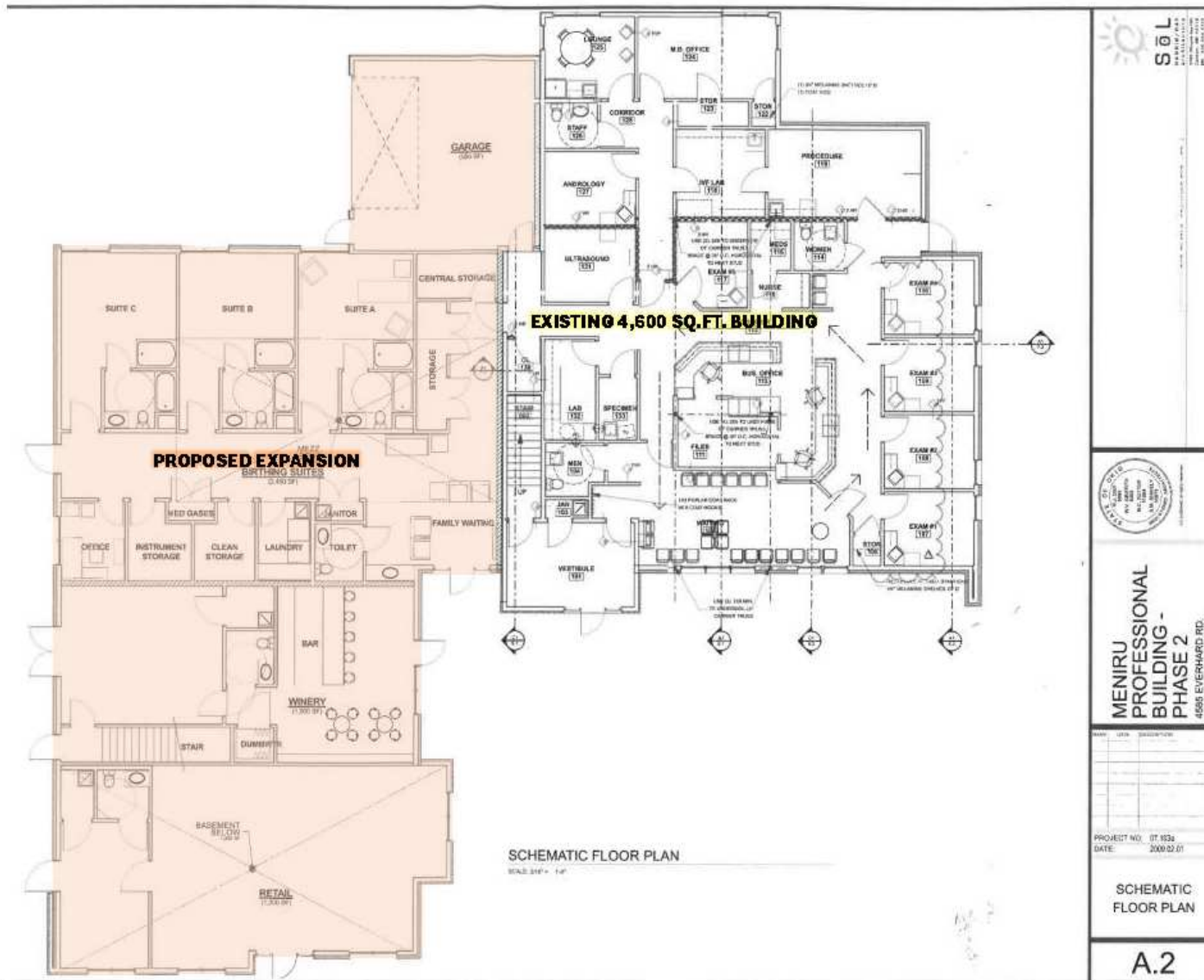
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PUTMAN
PROPERTIES
Est. 1985

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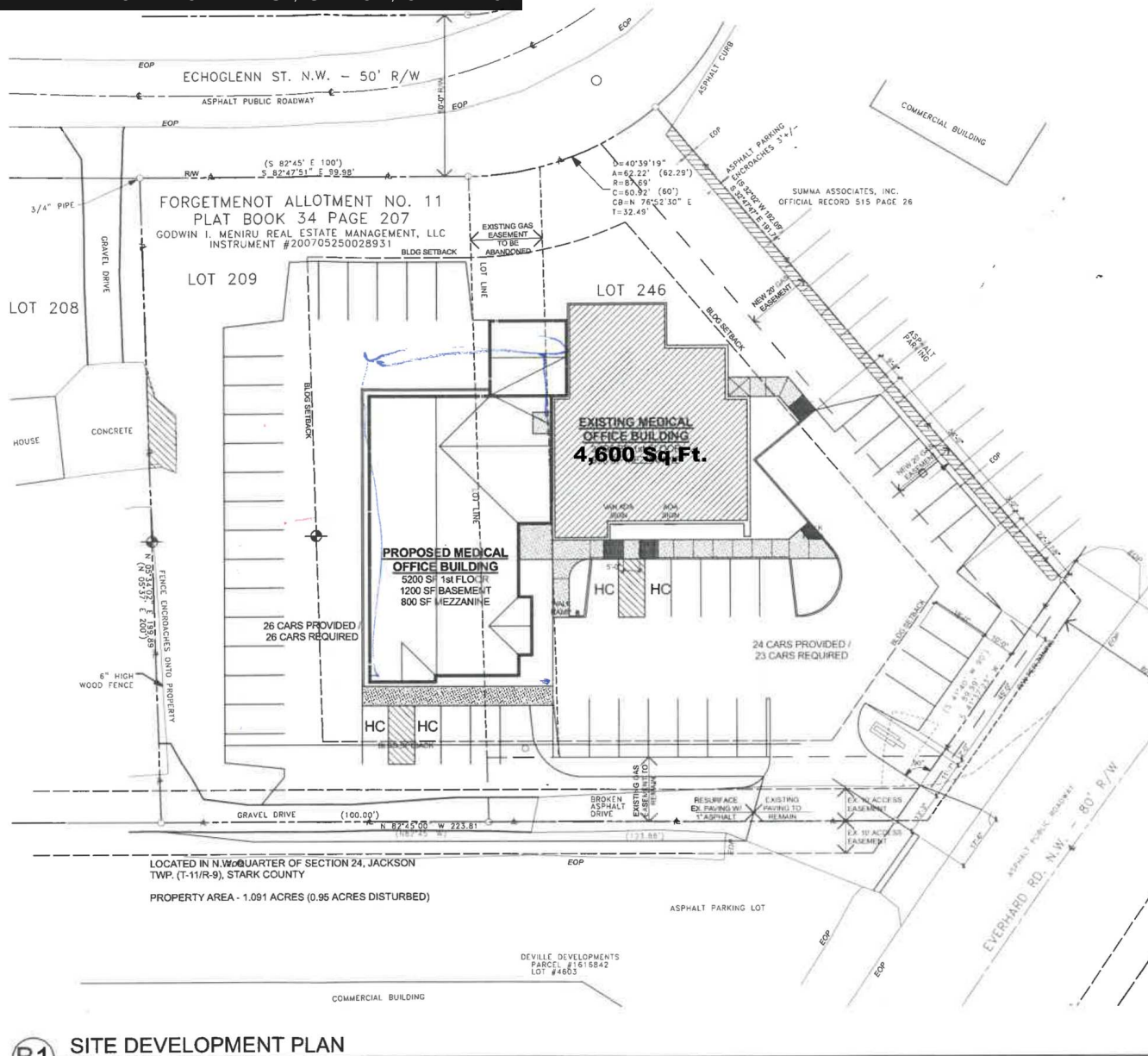


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SOL
HARRIS/DAY
architecture

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STATE OF OHIO
 R.J. DAY
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 M.C. SUTTER
 11554
 S.M. SHIVELY
 12873
 REGISTERED ARCHITECTS

**MENIRU
PROFESSIONAL
BUILDING -
PHASE 2**



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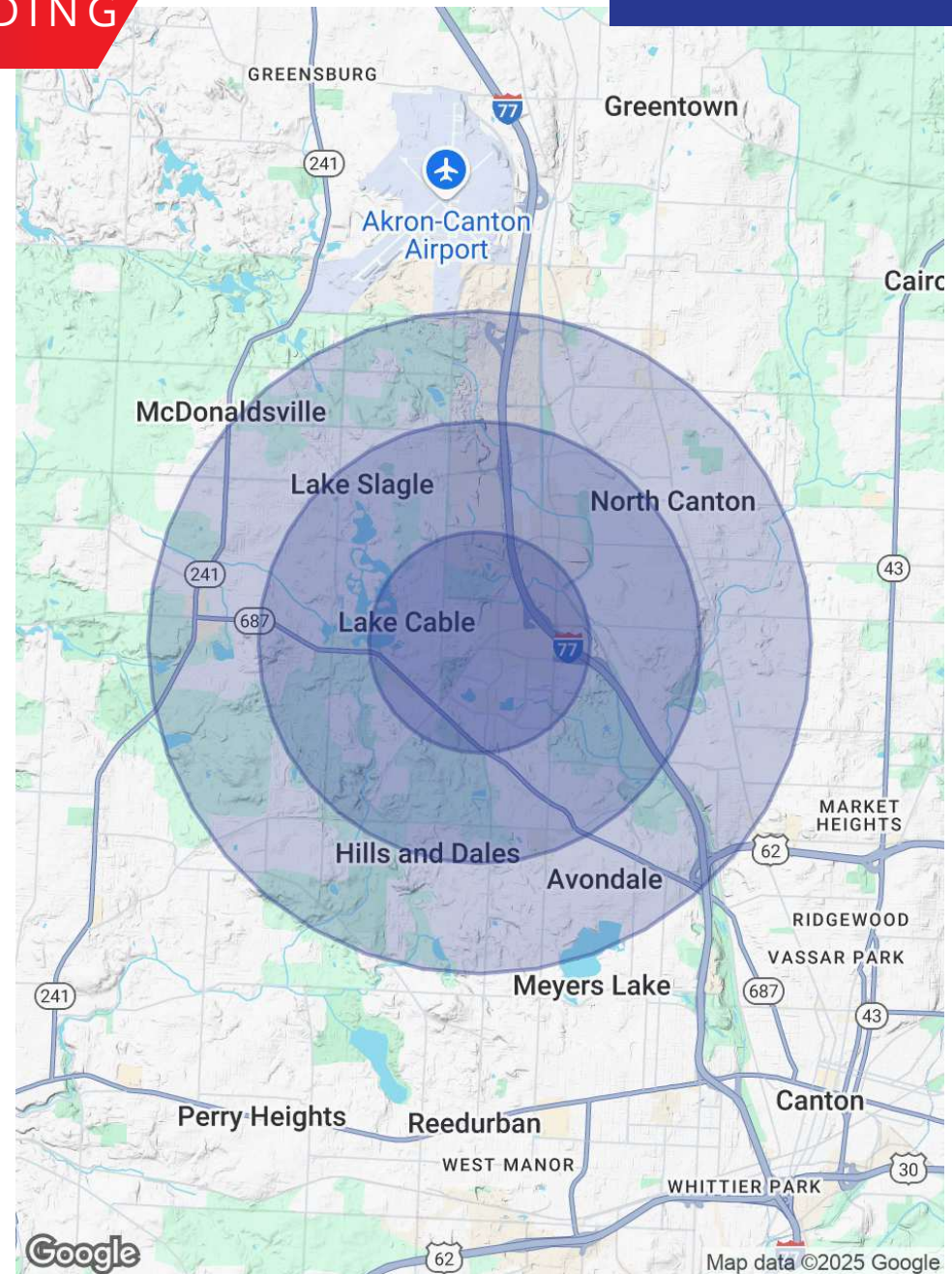
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,132	17,710	48,324
Average Age	46.1	43.0	44.4
Average Age (Male)	45.6	42.3	43.1
Average Age (Female)	49.4	45.1	46.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,520	8,696	23,209
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$76,858	\$83,404	\$80,903
Average House Value	\$234,301	\$203,127	\$182,053

2020 American Community Survey (ACS)



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