



1020 Market Ave N
Canton, OH 44702



- 148,000 SF Building (owner will consider subdividing)
- ***Located in an opportunity zone***
- Furniture available
- Full service cafeteria
- Entire interior was recently updated
- 685 surface parking spaces
- High speed internet available
- Downtown location on major street across from the Canton Memorial Civic Center and Cultural Center for the Arts.

Sean Sanford

P 330 284 0331

sean@naispring.com

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North Canton, OH 44720
+1 330 966 8800

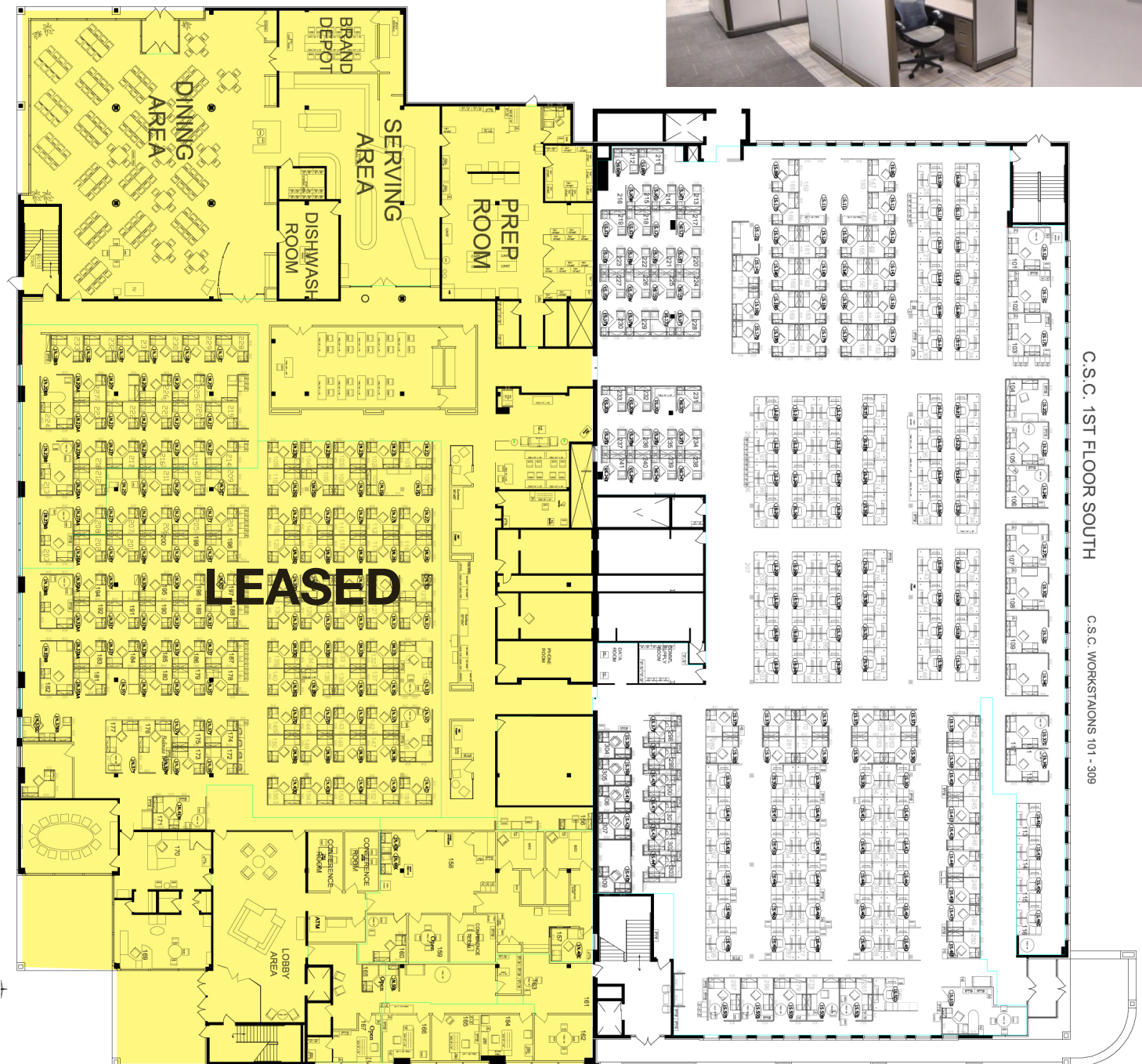
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- TOTAL SQUARE FOOTAGE
148,003 RSF (860 occupants at max capacity)
- **SALE PRICE \$4,500,000.00**
- 55,000/SF Available for Lease
- **LEASE RATE \$7.00/SF/Modified Gross**
- YEAR BUILT
1954 - North addition completed in 1981
- ZONING - CC-B5
- NUMBER OF FLOORS
2 above grade, North and South Wings
1 below grade, South Wing
- CAFETERIA
Full service kitchen
Average age of equipment – 15 years
Seating for 176
Patio for outdoor dining
- AVERAGE MONTHLY UTILITY COSTS
Electricity - \$0.17/SF - \$26,042
Gas - \$0.01/SF - \$3899
Water - \$0.005/SF - \$900
- ROOF - Replaced in 2011
- 1,280/SF Freestanding garage
- PARKING - 685 spots on lot - Resurfaced in 2013
- RENOVATIONS
2000 – workstations, wallpaper, cabling, lobby, cafeteria, restrooms
2013 – lobby and restrooms remodeled, carpet replaced throughout entire building, cafeteria updates
- HVAC
Chillers -Two (2) Trane - replaced in 2019
Six (6) air handlers – Are original to construction
Boilers - Two (2) gas fired - replaced in 1999
Life Safety Generator and UPS (closet)
Chrysler 318 motor natural gas generator
- ELECTRICAL
Areas upgraded in 2000 to add panels
Winco transfer switch
- BUILDING MAINTENANCE SYSTEM
Niagara Based System – updated in 2014





First Floor



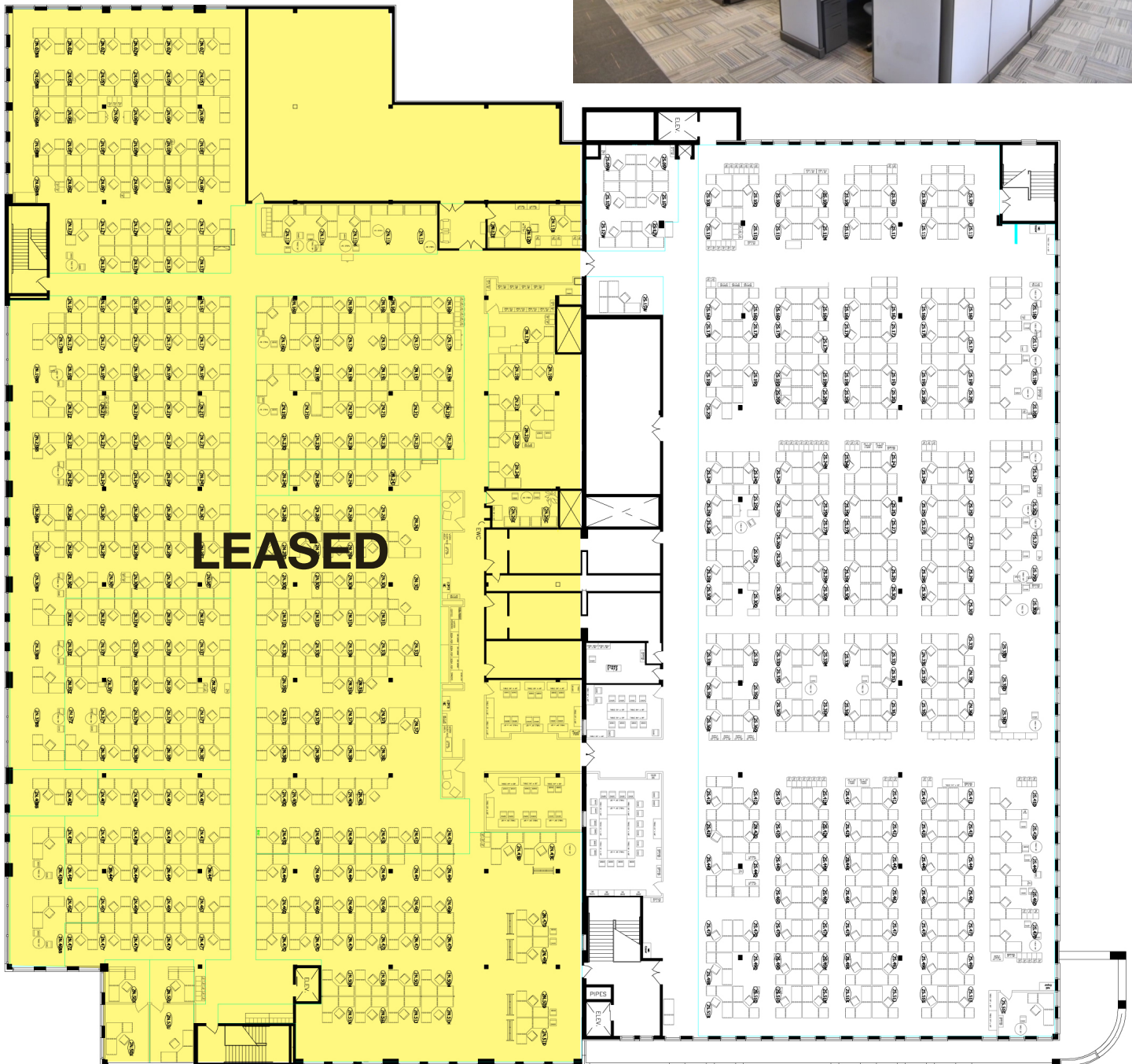
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Second Floor



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Lower Level





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