



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.

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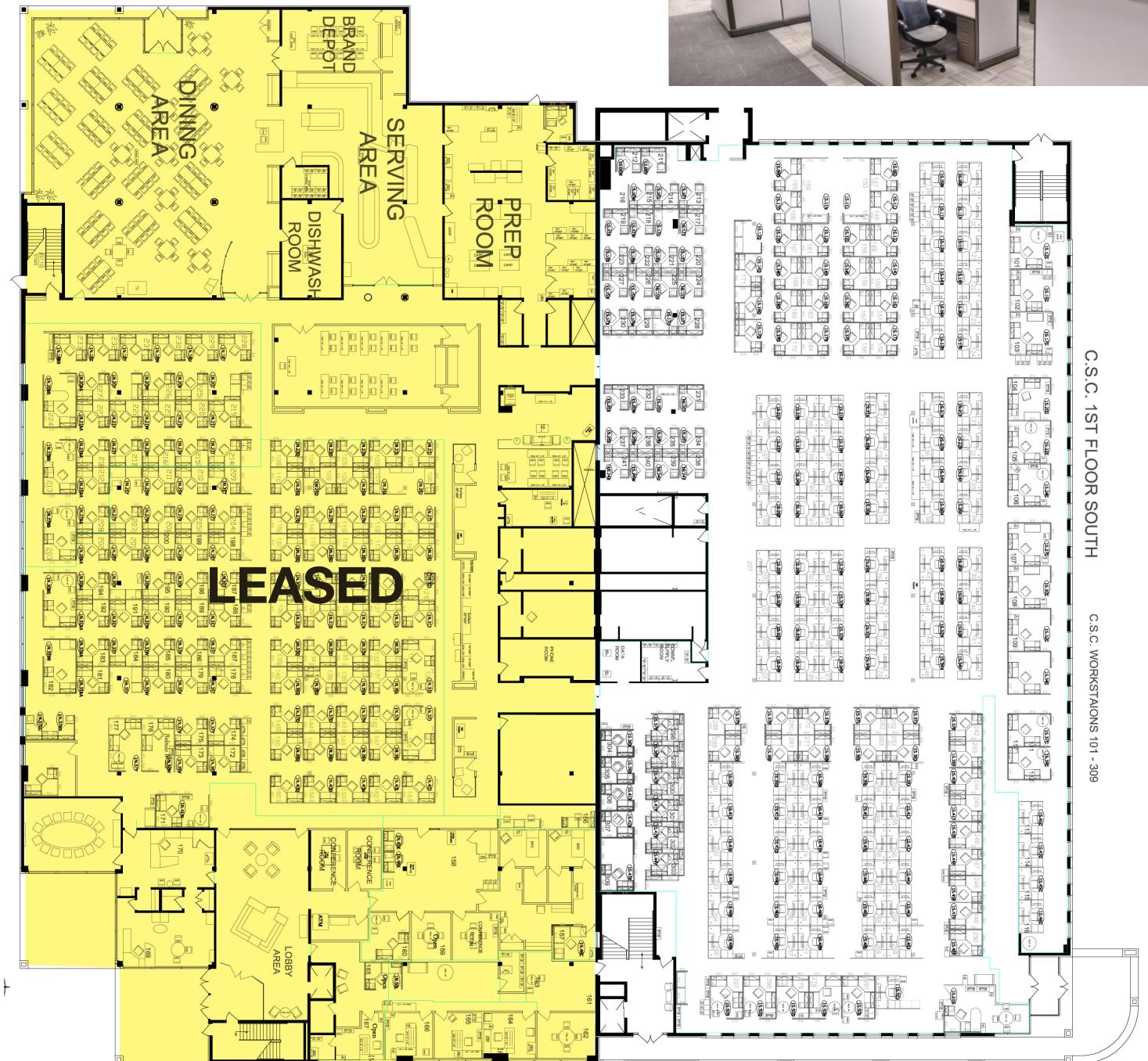
- **TOTAL SQUARE FOOTAGE**
148,003 RSF (860 occupants at max capacity)
- **SALE PRICE \$4,500,000.00**
- 55,000/SF Available for Lease
- **LEASE RATE \$7.00/SF/Modified Gross**
- **YEAR BUILT**
1954 - North addition completed in 1981
- **ZONING - CC-B5**
- **NUMBER OF FLOORS**
2 above grade, North and 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



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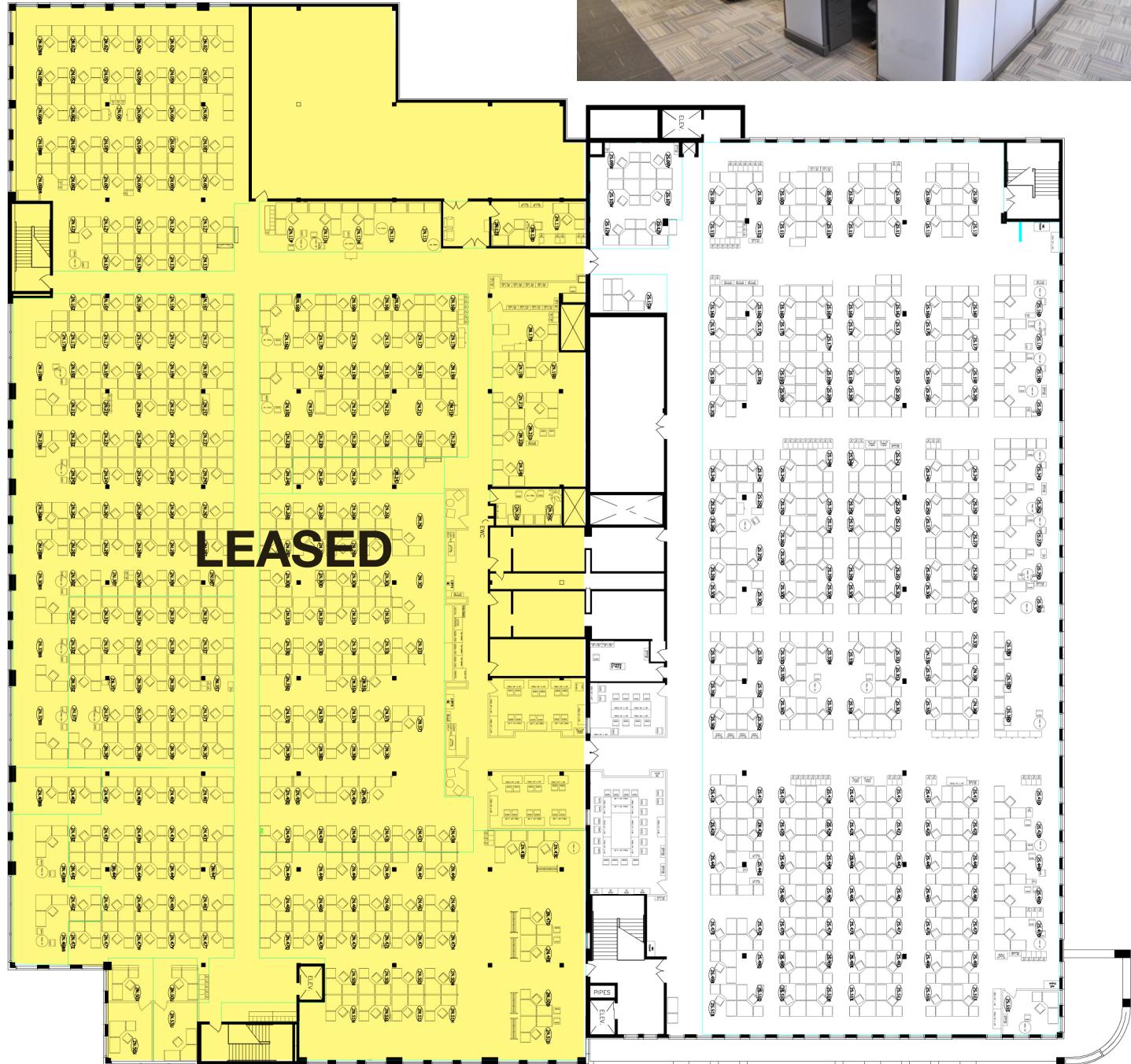
First Floor



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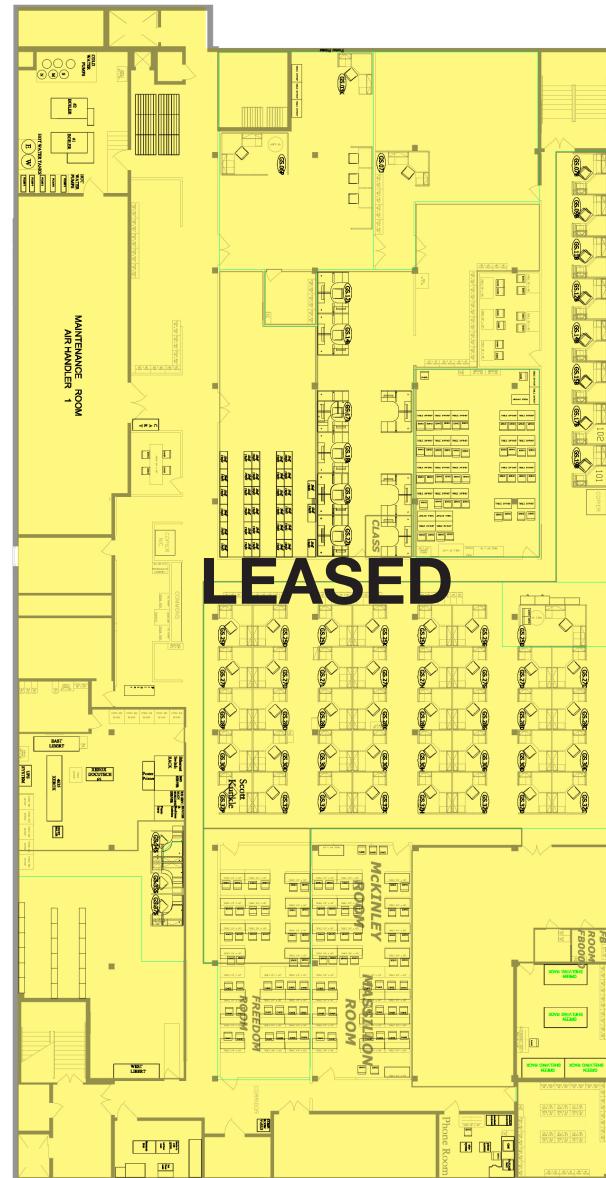
Second Floor



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Lower Level



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