

# MUNSON PROFESSIONAL CENTRE

FOR SALE

4792 MUNSON ST NW, CANTON, OH 44718



## 3,800 SQ.FT. OFFICE CONDO INVESTMENT FOR SALE

3,800 Sq. Ft. fully occupied office condominium investment property for sale.

Approximately 3,800 Sq. Ft. is 100% occupied by three tenants, Ameron Pole Products. LLC, Caplea & Variola Co., LPA Attorney's at Law & DTI Products Worldwide.

Owners renovated common areas with new LED lighting and installed new flooring & fixtures in the restrooms. Owners recently replaced multiple HVAC units.

Tenant pays cable/internet/phone & owners pay gas & electric. Condo Association dues, which are paid by the owners, are \$500 / month & cover snow plowing, landscaping, refuse, water, and other common area maintenance. Real Estate taxes are paid separately by owners.

Rent rolls & financials available upon request. Showings available with advance notice. Please do not disturb tenants.

### Spencer Hartung

Vice President, Senior Sales Associate  
330.936.0276  
spencer@putmanproperties.com

## LOCATION DESCRIPTION

Convenient Belden Village location between Everhard & Dressler in Jackson Township (no personal or corporate income tax) along prestigious Munson St. Ground floor unit with plenty of parking. Other businesses in the park include physicians, CPA, surgeon & counseling.

Take I-77 to Everhard/Dressler to Munson St. Property is on the corner of Munson St & Douglas Cir. Zoned Jackson Township B3 Commercial Business.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$259,900
<b>Building Size:</b>	3,800 SF
<b>Year Built:</b>	1981
<b>NOI:</b>	\$24,335.00
<b>Cap Rate:</b>	9.36%



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4065 Fulton Drive N.W., Canton, OH 44718 // 330.498.4400 // putmanproperties.com

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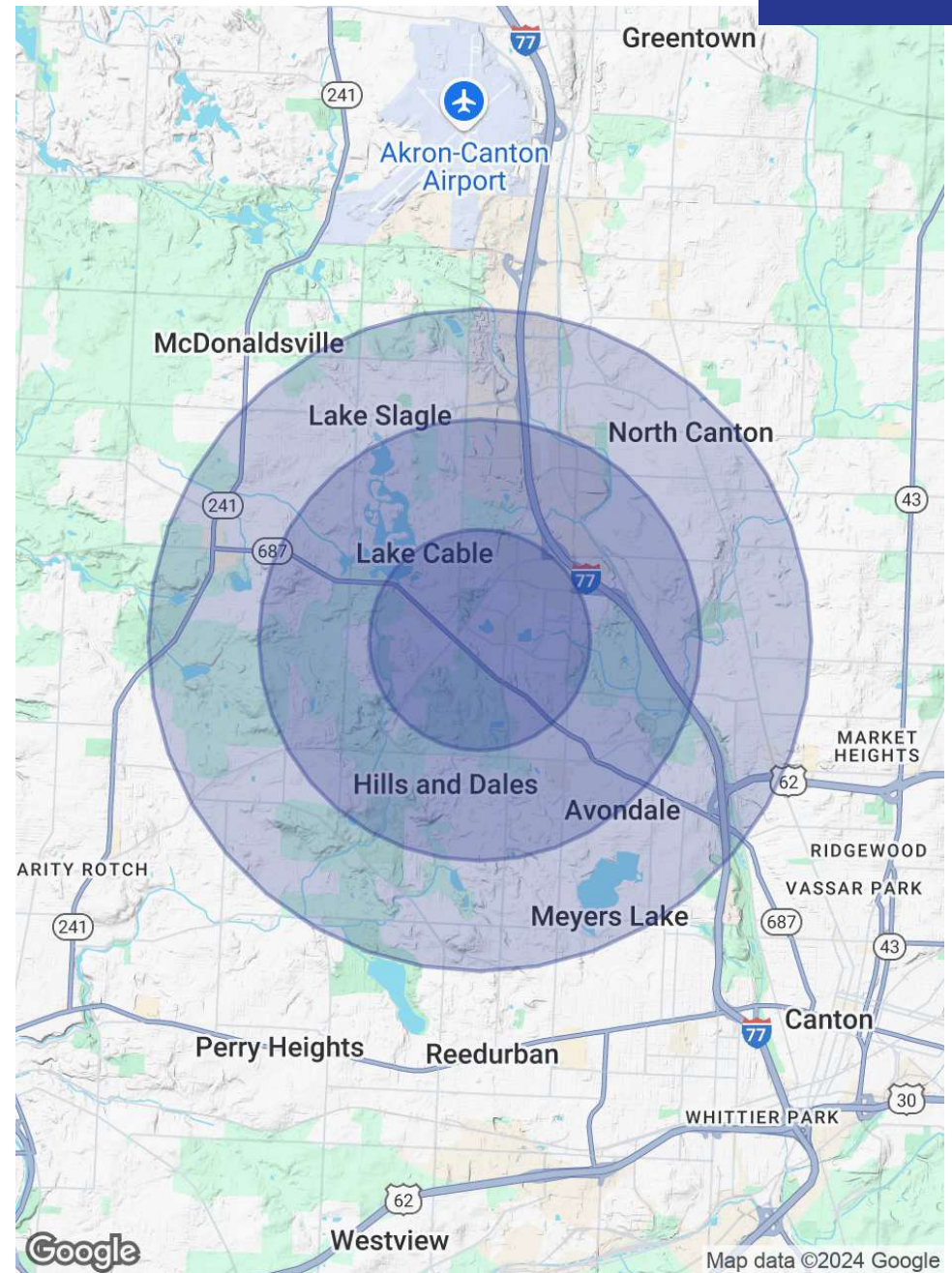
## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,889	17,519	50,877
Average Age	45.9	47.0	44.4
Average Age (Male)	45.7	46.3	43.4
Average Age (Female)	47.0	48.2	46.0

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,555	8,964	24,562
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$63,553	\$78,887	\$79,133
Average House Value	\$216,605	\$209,114	\$174,819

2020 American Community Survey (ACS)



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