



..... Est. 1985
www.putmanproperties.com

Spencer Hartung

Cell: (330) 936-0276

E-Mail: spencer@putmanproperties.com



Co-Listing Agent: Saylor Putman

Cell: (330) 495-8292

E-Mail: saylor@putmanproperties.com

O • 330-498-4400 | F • 330-498-3800
4065 Fulton Dr. NW, Canton, OH 44718



3,500 SQ FT OFFICE - MONROE CENTRE

1260 Monroe Ave NW, 5C & 7D, New Philadelphia, OH, 44663

Directions: I-77 to Exit 83, Dover, Rt 39, turn left and veer right on Tuscarawas, left on Wabash.

BUILDING INFO

Previous: Word of Life
Total Sq. Ft.: 92,000
Available : **3,500**
Available : **0**
Units: 1
Floor(s): 1
Year Built: 1973
Roof: Flat
Ceiling Height: 10'-14'
Sprinklers: yes
Elevator: no
Heat: Roof top gas heat
Air: Roof top air

UTILITIES

Gas: Dominion East Ohio Gas
Electric: AEP
Water: New Philadelphia
Sewer: New Philadelphia
Internet:

SITE INFO

Acre(s): 7.00
Frontage: Monroe/Fillmore
Depth: n/a
County: Tuscarawas
Township: New Philadelphia
Zoning: Commercial
Topo: Level
Nearby Hwy: I-77
Distance: 3 miles
Traffic Count: 12,040
Bus Lines:
Rail Name:
Miscellaneous:

Located in the heart of Dover-New Philadelphia, over 300 parking spaces, five major entrances, separately metered utilities, nice glass entry from parking lot and interior atrium. CAM of \$2.72/sq.ft. includes Real Estate Taxes, Insurance, landscaping, snowplowing, and common area janitorial.

SALE INFO

Sale Price:
Terms/Finance:
Gross Income: \$0.00
RE Taxes/Year:
Expenses:
Net Oper Income:
Occupied By:

LEASE INFO

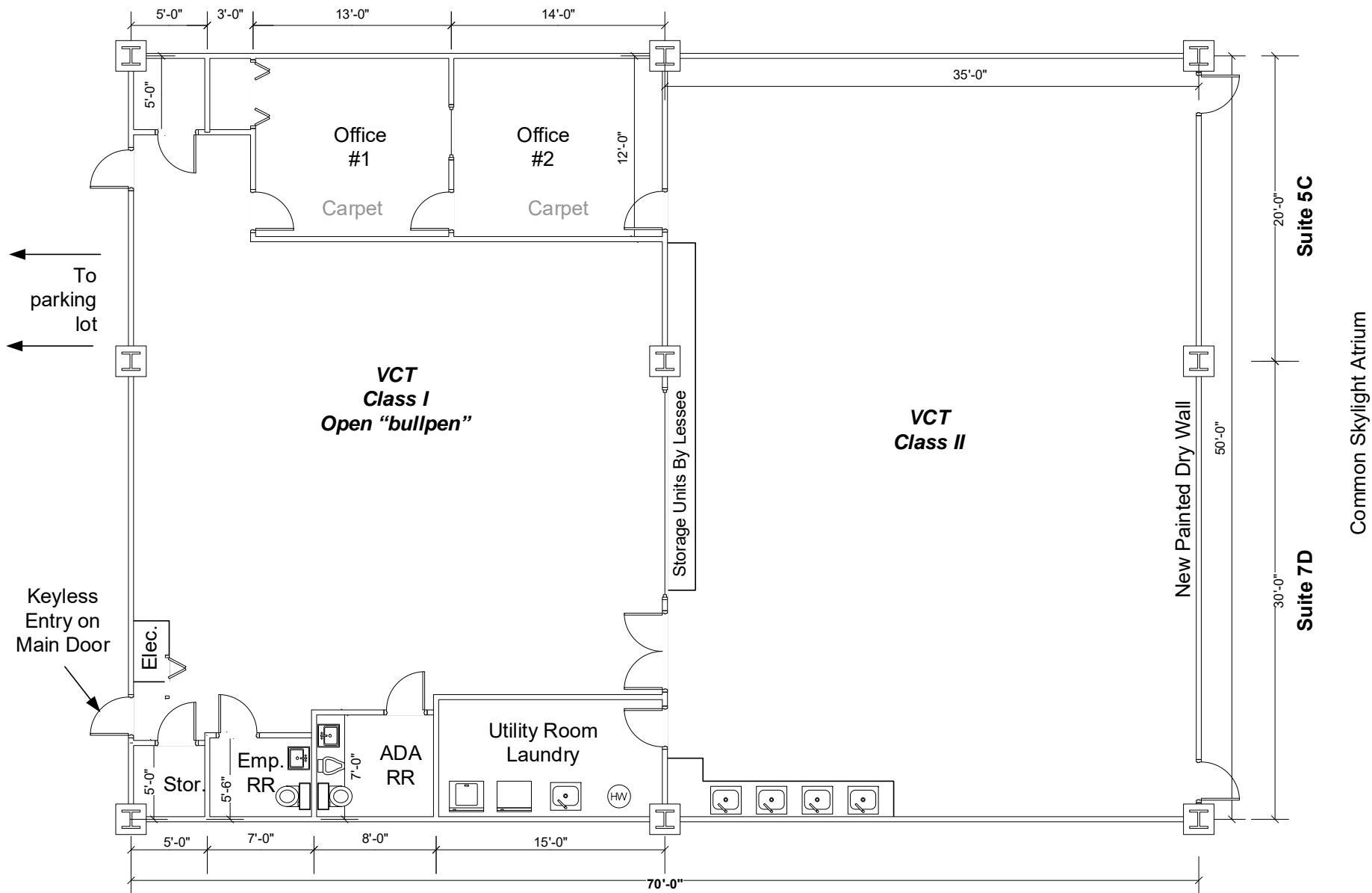
S.F. Avail:	3500	0
\$/S.F.:	\$9.00	\$0.00
\$/Mo:	\$2,625.00	\$0.00

Terms/Poss:

	Tenant	Owner
Gas/Electric:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water/Sewer:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Taxes/Insur:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maint/Repairs:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OTHER

Unit/Bay Size:	Two entrances from parking lot and two from interior atrium. Two offices, 2 restrooms, and 2 large classrooms. Owner may split or renovate for credit tenant.
Construction:	Steel/Brick/Block
Docks:	
OH Doors:	



All dimensions are approximate and not guaranteed, and property is subject to prior disposition

Marketed by:
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 or
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\$9.00 Per Sq. Ft. Base Rent
2.72 Per Sq. Ft. Common Area Maintenance
\$11.72 Per Sq. Ft. Per Year + Utilities

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