

4,680 SF OFFICE BUILDING FOR SALE

2833 CLEVELAND AVE NW, CANTON, OH 44709

FOR SALE



PROPERTY DESCRIPTION

Located on popular Cleveland Avenue NW at 30th Street. Good parking with access to Cleveland Avenue and I-77 via US 62. Great signage on Cleveland Ave!

PROPERTY HIGHLIGHTS

- Two story 4,680 SF office building for sale. 100% occupied with a mix of long & short term tenancy.
- Common area restrooms, vending machine & shared conference room.
- Lessor pays utilities & common area janitorial. Tenant(s) provide & pay for their own phone, cable, and internet as needed.
- Tenants include Career Concept International, Recovery Works, LLC., Revive Wellness & Independent Phlebotomy Services, LLC.
- Contact agent for rent rolls and expenses. Please do not disturb tenants.

LOCATION DESCRIPTION

From I-77, take US 62 East to Cleveland Ave. Take Cleveland Ave North, property will be on left-hand side just before US 62 on-ramp.

Great location with direct access to US 62 and Interstate 77. Secured building. Cleveland Ave NW near 30th St NW.

Zoning: City of Canton B-3 General Business

OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	0.28 Acres
Building Size:	4,680 SF
Year Built:	1990
Annual Taxes:	\$7,920.76

Spencer Hartung

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

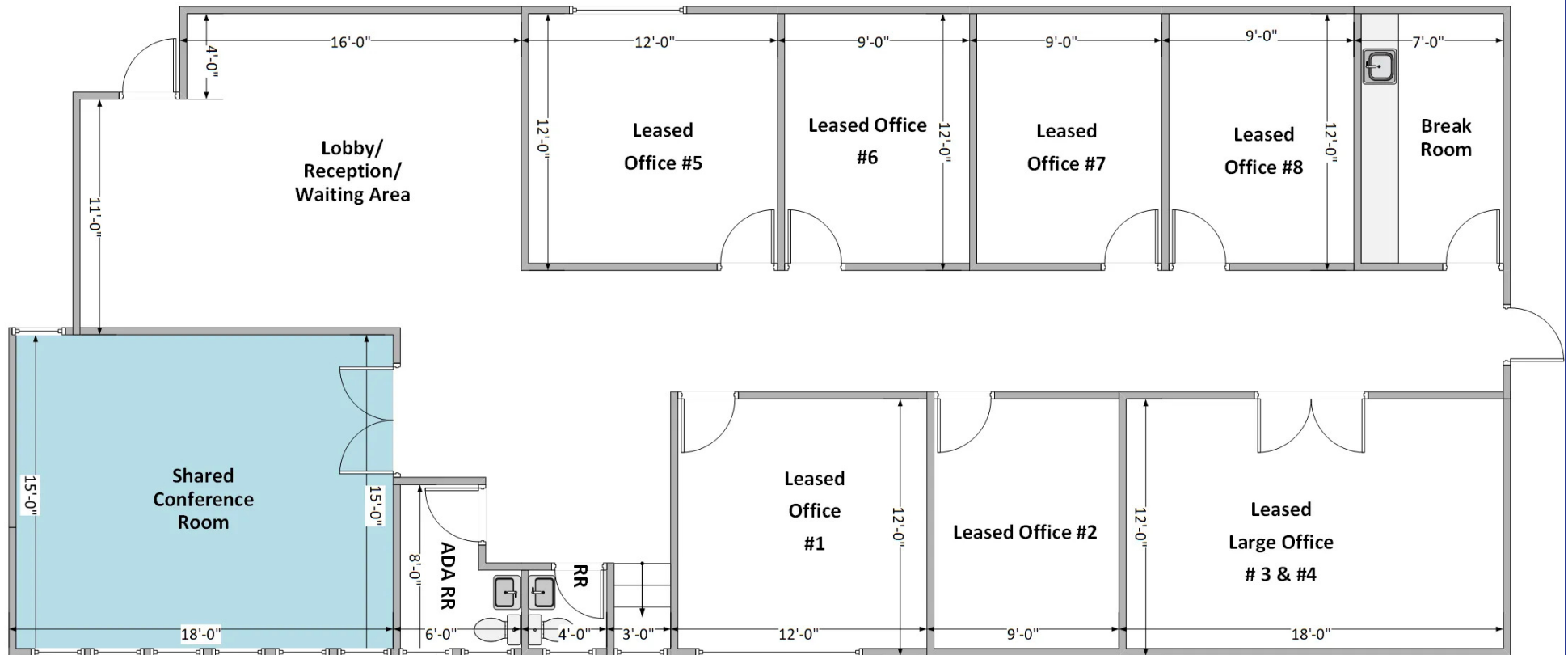


This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

UPPER LEVEL LAYOUT

FOR SALE

2833 CLEVELAND AVE NW, CANTON, OH 44709



Spencer Hartung

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

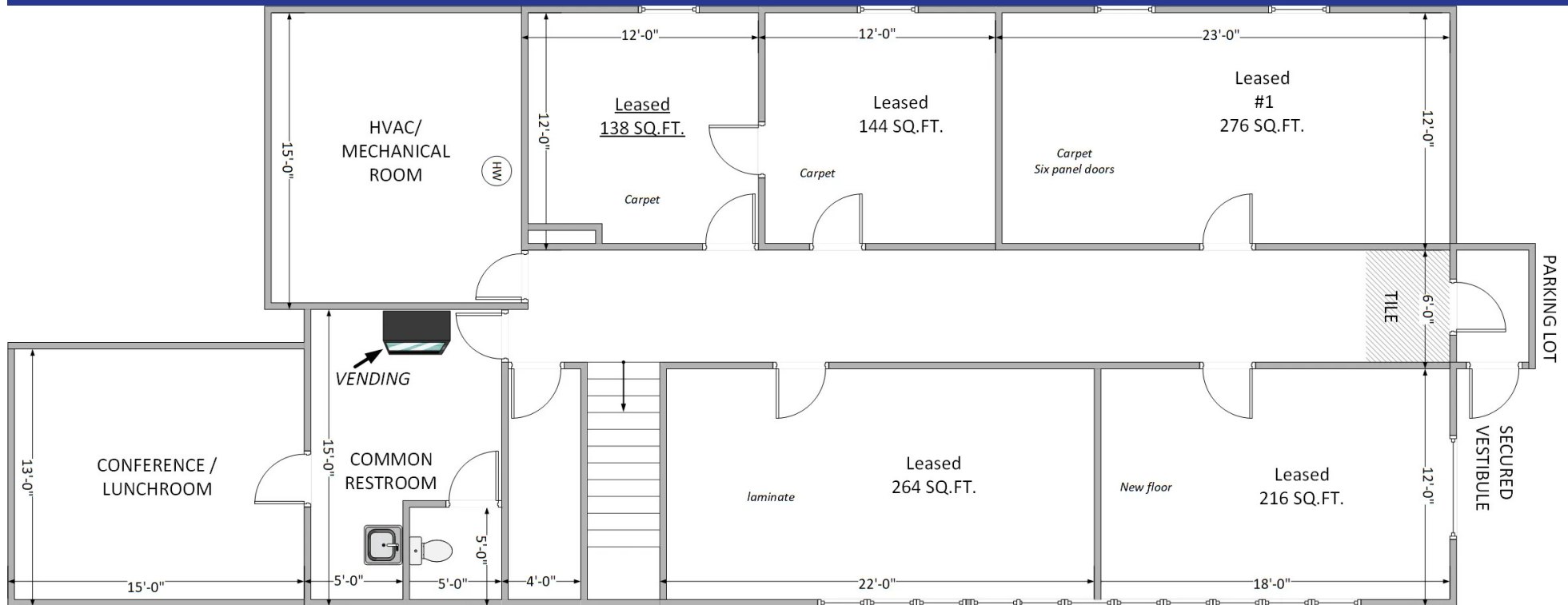


This Information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

LOWER LEVEL LAYOUT

2833 CLEVELAND AVE NW, CANTON, OH 44709

FOR SALE



Spencer Hartung

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



This Information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

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

PHOTOS

2833 CLEVELAND AVE NW, CANTON, OH 44709

FOR SALE



Spencer Hartung

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



This Information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

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

AERIAL WITH DIMENSIONS

2833 CLEVELAND AVE NW, CANTON, OH 44709

FOR SALE



Spencer Hartung

Vice President, Senior Sales Associate

330.936.0276

spencer@putmanproperties.com

PUTMAN
PROPERTIES
Est. 1985

This Information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

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

AERIAL SHOWING NEIGHBORS & HIGHWAYS

FOR SALE

2833 CLEVELAND AVE NW, CANTON, OH 44709



Spencer Hartung

Vice President, Senior Sales Associate

330.936.0276

spencer@putmanproperties.com

This Information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

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

PUTMAN
PROPERTIES
Est. 1985

DEMOGRAPHICS

2833 CLEVELAND AVE NW, CANTON, OH 44709

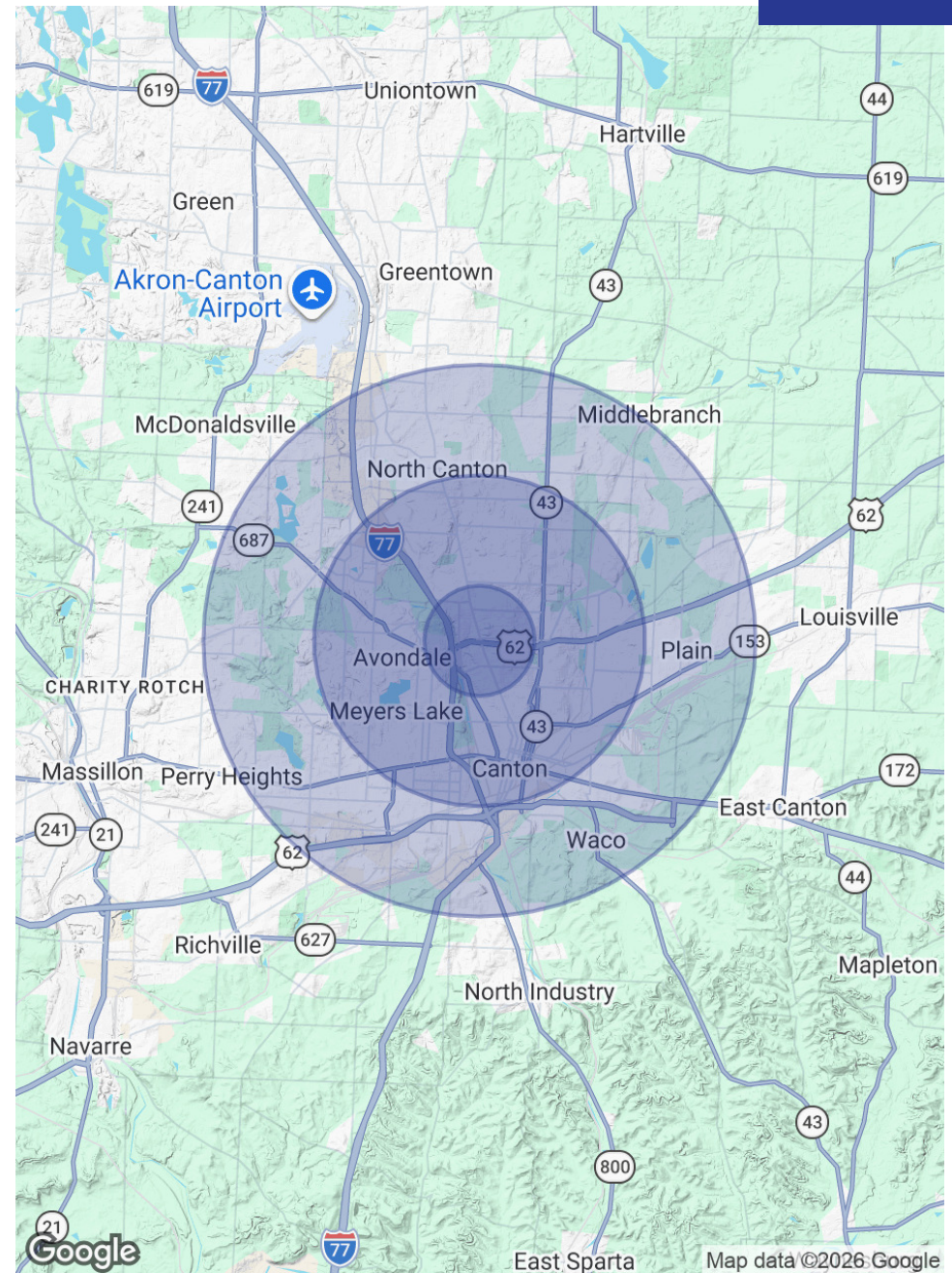
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,819	82,761	166,362
Average Age	43	42	42
Average Age (Male)	40	40	41
Average Age (Female)	45	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,371	36,359	72,099
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$65,043	\$68,765	\$78,300
Average House Value	\$147,757	\$157,617	\$185,173

2020 American Community Survey (ACS)



Spencer Hartung

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

This Information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

