



COMMERCIAL PROPERTY BRIEF
 4618 Dressler Rd NW, Canton OH 44718
 330-492-5550 FAX: 330-493-5312
 Visit our Web Site: www.cutlerci.com

MLS #: 5165681
 E-MAIL: Yes
 INTERNET: Yes
 LOOPNET: Yes

Address:	<u>1469 Valentine Cir NW</u>	LEASE:		SALE:	
City/Local:	<u>Canton Ohio 44708</u>	Office:		APTS:	<u>X</u>
Directions:		Industrial:		RETAIL:	
Nearest Interchg:	<u>I-77 and 13th</u>	Vacant Land:		INDUSTRIAL:	
Name of Business:		Business Oppor:		OFFICE:	
		Retail:		LAND:	
				MULTI-FAMILY:	<u>X</u>
				BUSINESS OPPOR:	
				BUILDING:	
CONTACT:	<u>Brenda Jackson 330-284-2395</u>			OTHER/MISC.	
	<u>bjackson@cutlerci.com</u>				

Valentine Village Apartments



SALES INFORMATION	
Price:	<u>\$1,100,000.00</u>
Taxes:	<u>\$10,583</u>
Insurance:	
Sewer:	
Trash:	
Snow/Lawn:	
Gross Income:	
Total Expense:	
Net Income:	
Current Occupancy:	
Financing:	

BUILDING INFORMATION			
Acreage:	<u>0.47 Acres</u>	Office Space:	
No. of Units:	<u>11</u>	Air Conditioning:	<u>window</u>
No. of Floors:	<u>3</u>	Type of Heat:	<u>GFA</u>
Parcel #	<u>1400477</u>	Power Available:	
Total Usable Sq. Ft:	<u>12,600</u>	Electric Service:	<u>Separate</u>
Age of Bldg:	<u>1960</u>	Thickness of Floor:	
Elevators:		Unit/Bay Sizes:	
Sprinklers:		Plans Available:	
Ceiling Height:		Parking Spaces:	<u>Carport</u>
Docks:		Description:	
Drive in Doors:			
Size:			

LEASE INFORMATION	
Sq. Ft. Available:	
Rate:	
Mo. Rent:	
Term Desired:	
Possession:	
Will Owner Remodel	
For Tenant:	
Indicate Who Pays:	
Utilities:	<u>Tenants</u>
Repairs:	
Taxes:	<u>Owner</u>
Bldg. Insurance:	<u>Owner</u>
Water & Sewer:	<u>Tenants</u>

ADDITIONAL INFORMATION
Canton Twp - Canton CSD 11 Unit Aparment Building For Sale
11- 2 Bedroom units. Living Room, Eat in Kitchen, Bath
Each unit has been renovated in 2025
Each unit is separately metered for electric and water.
Tenants pay all utilities
4 units on 1st and 2nd floors
3 units on lower level
Coin Laundry and 11 storage units on lower level
Carport parking
Anticipated rent \$945-\$1100/month/unit

Frontage:	<u>128</u>
Depth:	<u>172</u>
Zoning	
Gas:	<u>Dominion</u>
Water:	<u>Public</u>
Sewer:	<u>Public</u>
Electric:	<u>AEP</u>
Topography:	
Survey Available	
Distance:	
Traffic Count:	
Rail:	

The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy herein.