

3029 17TH ST NW

CANTON, OH 44708



## FULLY OCCUPIED DUPLEX FOR SALE

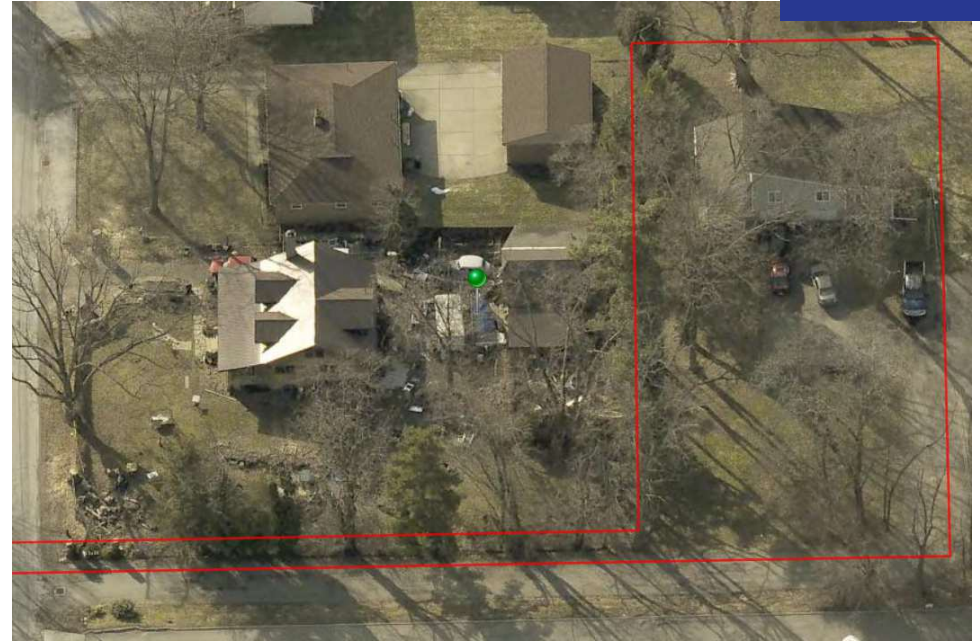
- 1,568 sq.ft. fully occupied Duplex
  - Two story. Each unit has 2 bedrooms & 1 bathroom. Attached single car garages
  - Built in 1983, sitting on .49 of an acre
  - Located in Plain Township
  - Zoned PLAIN\_R2, One & Two Family Residential
- 
- Tenants pay gas, electric, water, sewer, trash & cable/internet/phone.
  - Owner pays real estate taxes, landscaping, HVAC maintenance & snowplowing.
  - 2023 Real Estate Taxes \$1,576.40 / yr
  - Landscaping is \$500 / mo for all 3 duplexes

Also sold as part of the 12 unit Twin Oakes portfolio. Inquire with agent for financials.

### Spencer Hartung

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

FOR SALE



## LOCATION DESCRIPTION

3029 17th St NW, Canton, Ohio 44708

Located in Stark County Ohio, Plain Township (which has no personal or corporate income tax). Parcel number 5215492.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$215,000
<b>Number of Units:</b>	2
<b>Lot Size:</b>	0.49 Acres
<b>Building Size:</b>	1,568 SF
<b>Year Built:</b>	1983

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.

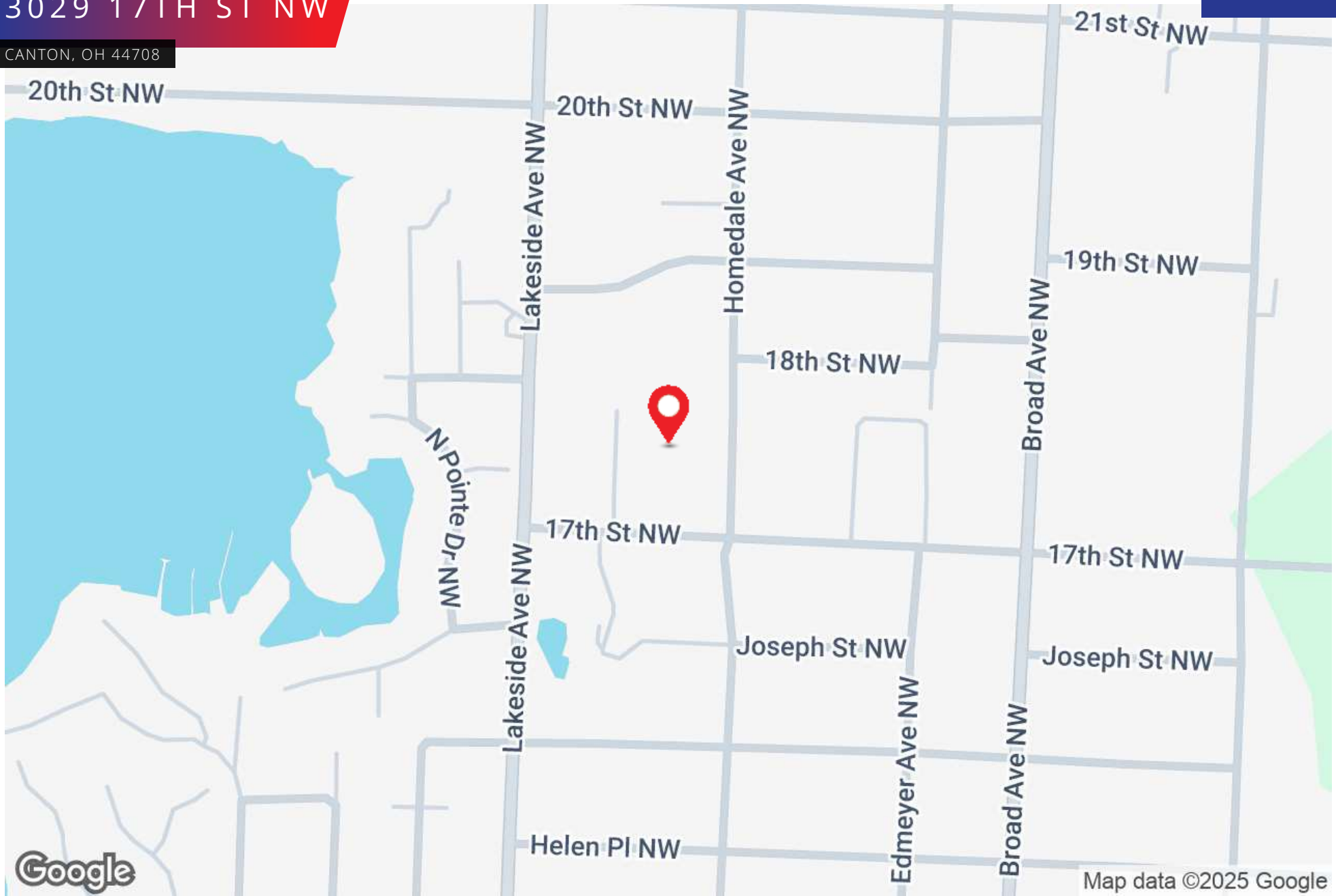
4065 Fulton Drive N.W., Canton, OH 44718 // 330.498.4400 // putmanproperties.com



3029 17TH ST NW

CANTON, OH 44708

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.



# 3029 17TH ST NW

CANTON, OH 44708

FOR SALE

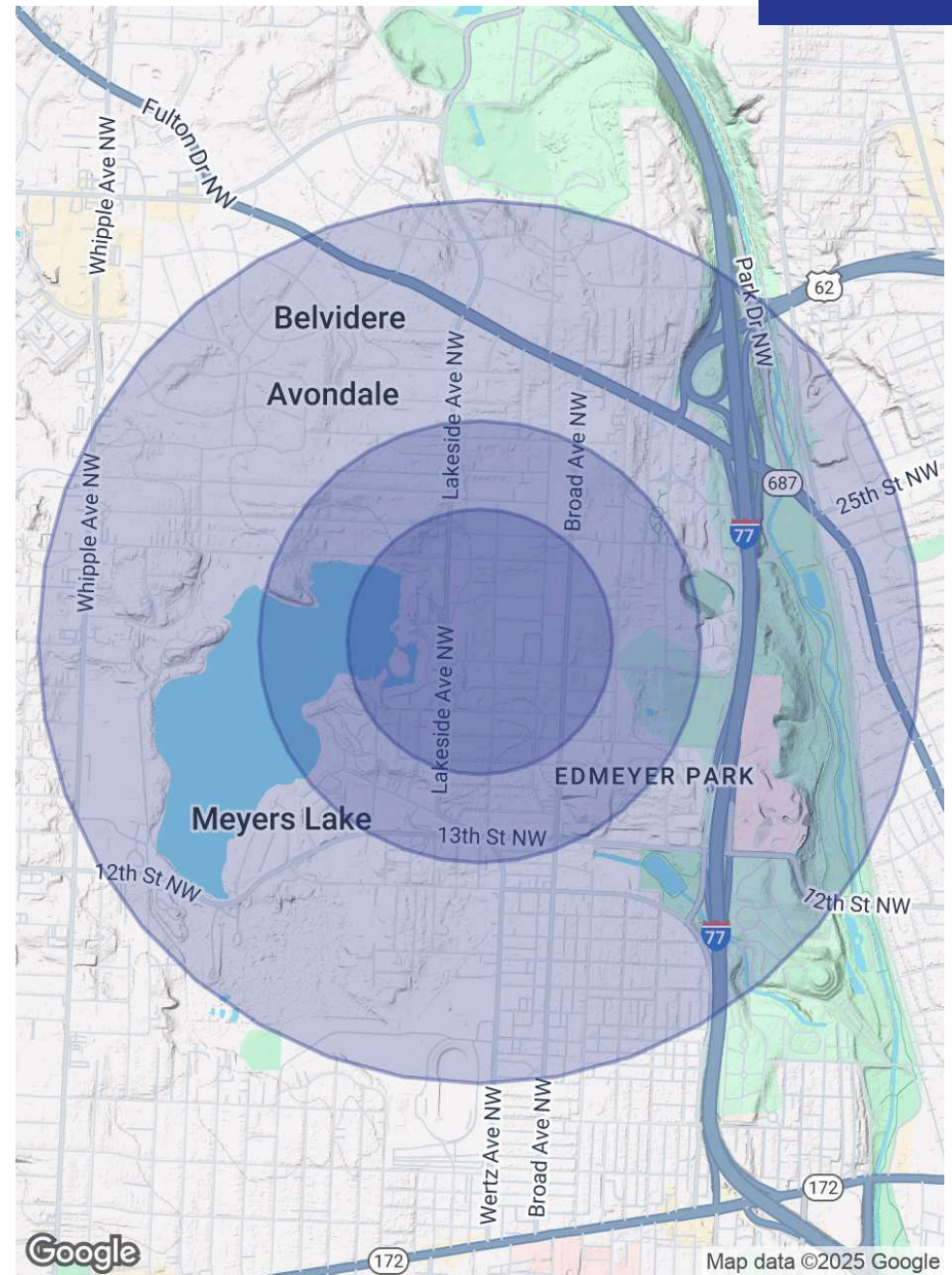
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	882	2,594	9,197
Average Age	48	48	44
Average Age (Male)	46	46	42
Average Age (Female)	50	49	45

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	409	1,195	4,067
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$78,815	\$78,498	\$73,345
Average House Value	\$184,624	\$180,588	\$161,070

Demographics data derived from AlphaMap



## 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.

