

FOR SALE



Multi Tenant Building

219 Navarre Rd SW
Canton, OH 44707



Julie Castner

330.608.9714

julie.castner@expcommercial.com
www.expcommercial.com

Table of Contents

FOR SALE

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
FINANCIAL ANALYSIS	12
FINANCIAL SUMMARY	13
INCOME & EXPENSES	14
RENT ROLL	15
DEMOGRAPHICS	16
DEMOGRAPHICS MAP & REPORT	17
ADVISOR BIOS	18
ADVISOR BIO 1	19

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from eXp Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither eXp Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. eXp Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

Julie Castner
330.608.9714
julie.castner@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Section 1

Property Information



Property Summary

FOR SALE



PROPERTY DESCRIPTION

Explore this prime investment opportunity in the Retail / Vehicle Related sector. The property boasts a spacious 15,321 square foot building, encompassing 3 units and offering a prime location in Canton. With 100% occupancy, this well-maintained property presents a lucrative prospect for retail or vehicle-related investors seeking a solid, income-generating asset. Built in 1969, the building's solid construction and strategic layout provide ample space for future growth and development. Don't miss out on this turnkey investment offering attractive features for those looking to capitalize on the thriving retail and vehicle-related market in Canton, Ohio.

PROPERTY HIGHLIGHTS

- 15,321 SF building
- 3 units
- Built in 1969
- Prime location in Canton
- 100% occupancy

OFFERING SUMMARY

Sale Price:	\$575,000
Number of Units:	3
Lot Size:	1.15 Acres
Building Size:	15,321 SF
NOI:	\$44,633.00
Cap Rate:	7.76%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	115	551	3,160
Total Population	284	1,300	7,259
Average HH Income	\$28,424	\$33,113	\$37,256

Julie Castner
330.608.9714
julie.castner@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Property Description

FOR SALE



PROPERTY DESCRIPTION

Explore this prime investment opportunity in the Retail / Vehicle Related sector. The property boasts a spacious 15,321 square foot building, encompassing 3 units and offering a prime location in Canton. With 100% occupancy, this well-maintained property presents a lucrative prospect for retail or vehicle-related investors seeking a solid, income-generating asset. Built in 1969, the building's solid construction and strategic layout provide ample space for future growth and development. Don't miss out on this turnkey investment offering attractive features for those looking to capitalize on the thriving retail and vehicle-related market in Canton, Ohio.

LOCATION DESCRIPTION

Discover the vibrant energy of Canton, Ohio, where history meets modernity. Located in an area known for its commercial appeal, the property offers proximity to well-known retailers and dining establishments, making it an enticing opportunity for Retail / Street Retail investors. Nearby, the Pro Football Hall of Fame draws visitors from around the world, while quaint shops and local merchants in the Historic Downtown Canton area offer a unique blend of charm and commerce. With a strong sense of community and a strategic location, the area surrounding the property presents an exciting investment prospect for those seeking to capitalize on the dynamic retail landscape of Canton.

Julie Castner
330.608.9714
julie.castner@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Complete Highlights

FOR SALE



PROPERTY HIGHLIGHTS

- 15,321 SF building
- 3 units
- Built in 1969
- Prime location in Canton
- 100% occupancy



Julie Castner
330.608.9714
julie.castner@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

FOR SALE



Julie Castner
330.608.9714
julie.castner@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

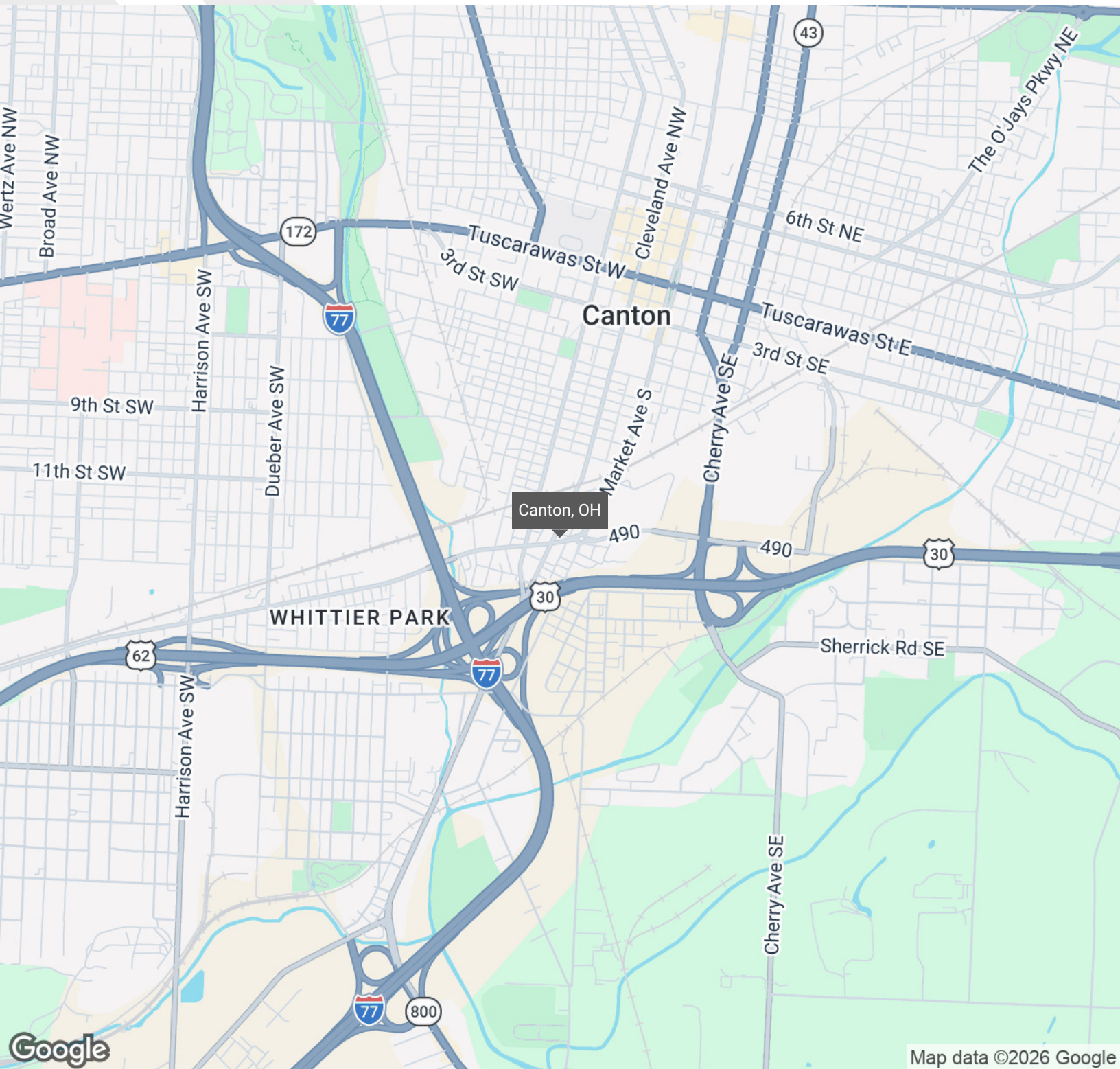
Section 2

Location Information



Regional Map

FOR SALE



Julie Castner
330.608.9714
julie.castner@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

FOR SALE



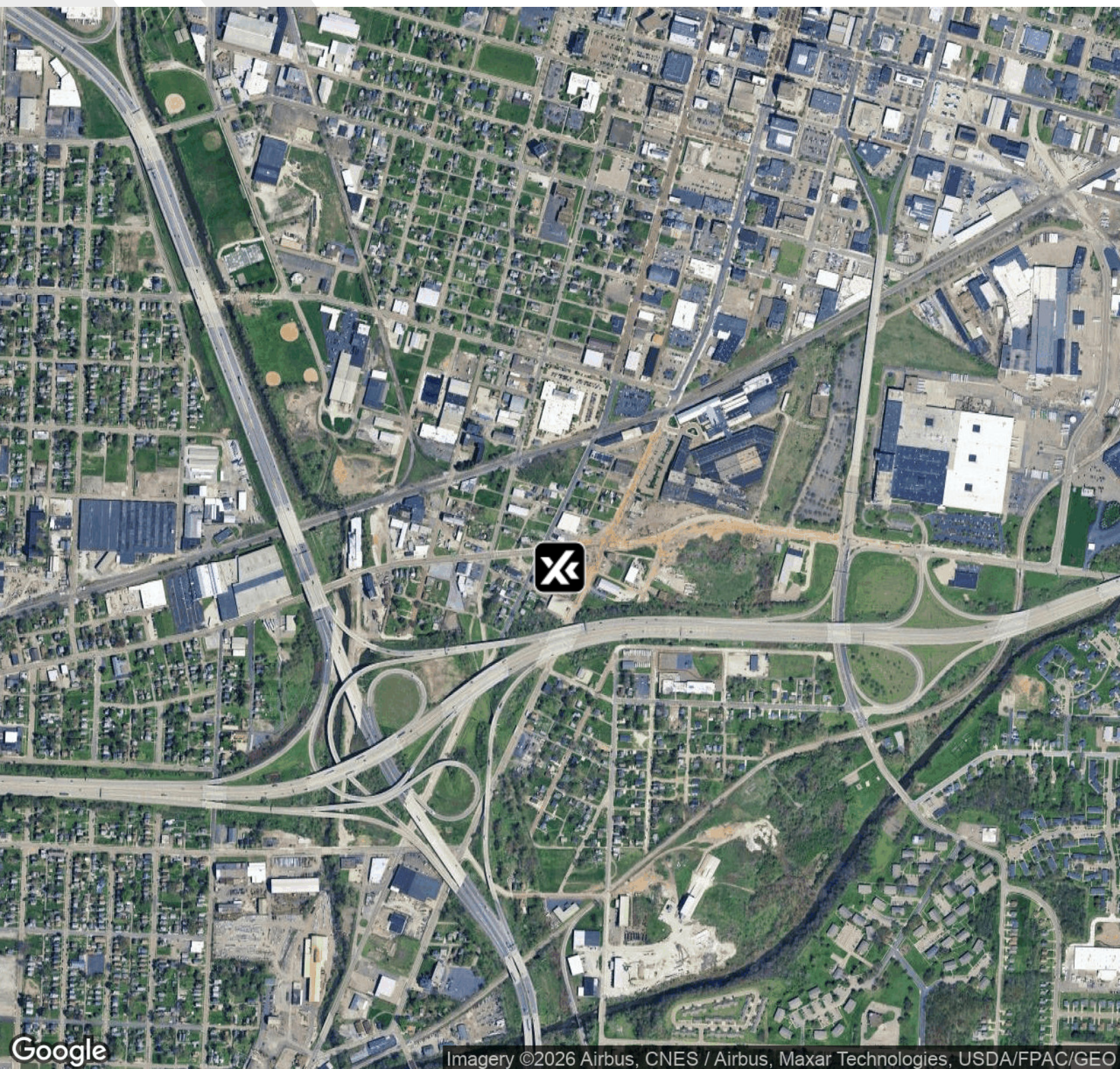
Julie Castner
330.608.9714
julie.castner@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Aerial Map

FOR SALE



Julie Castner
330.608.9714
julie.castner@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Section 3

Financial Analysis



Financial Summary

FOR SALE

INVESTMENT OVERVIEW

Price	\$575,000
Price per SF	\$38
Price per Unit	\$191,667
GRM	10.65
CAP Rate	7.76%
Cash-on-Cash Return (yr 1)	7.76%
Total Return (yr 1)	\$44,633

OPERATING DATA

Gross Scheduled Income	\$54,000
Total Scheduled Income	\$54,000
Gross Income	\$54,000
Operating Expenses	\$9,367
Net Operating Income	\$44,633
Pre-Tax Cash Flow	\$44,633

FINANCING DATA

Down Payment	\$575,000
--------------	-----------

Julie Castner
330.608.9714
julie.castner@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Income & Expenses

FOR SALE

INCOME SUMMARY

Vacancy Cost	\$0
--------------	-----

GROSS INCOME	\$54,000
---------------------	-----------------

EXPENSES SUMMARY

Insurance	\$2,587
-----------	---------

Repairs	\$3,822
---------	---------

Taxes	\$2,556
-------	---------

utilities	\$402
-----------	-------

OPERATING EXPENSES	\$9,367
---------------------------	----------------

NET OPERATING INCOME	\$44,633
-----------------------------	-----------------

Julie Castner
330.608.9714
julie.castner@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Rent Roll

FOR SALE

SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	PRICE / SF / MONTH	LEASE END
Section 3- Storage	-	2,800 SF	\$1,000	18.28%	\$0.36	-
Section 2- Event Center	-	6,000 SF	\$2,000	39.16%	\$0.33	-
Section 1- Repair Shop	-	3,400 SF	\$1,500	22.19%	\$0.44	-
TOTALS		12,200 SF	\$4,500	79.63%	\$1.13	
AVERAGES		4,067 SF	\$1,500	26.54%	\$0.38	

Julie Castner
330.608.9714
julie.castner@expcommercial.com



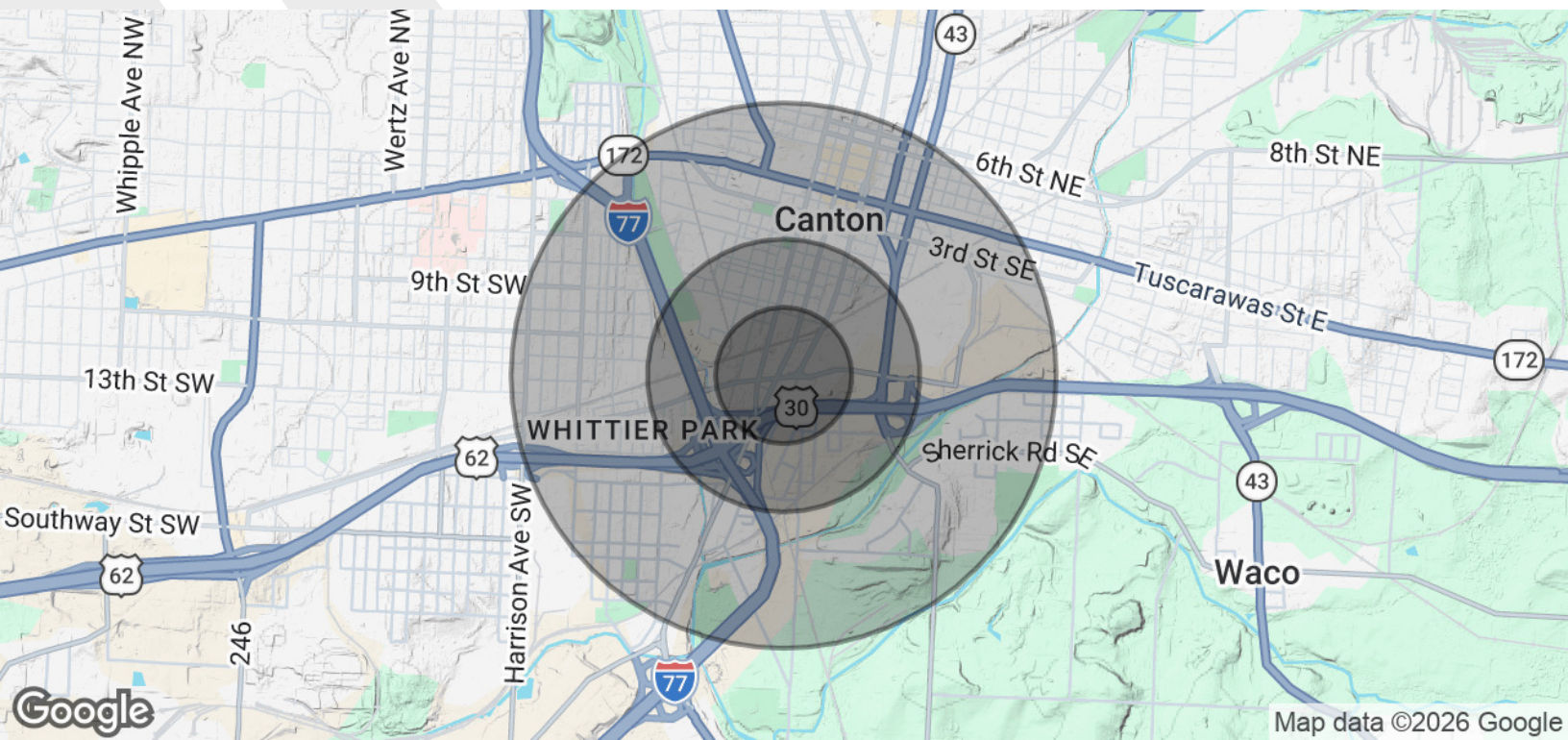
eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Section 4

Demographics

Demographics Map & Report

FOR SALE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	284	1,300	7,259
Average Age	28.1	30.2	32
Average Age (Male)	25.2	25.7	32
Average Age (Female)	28	31.3	30.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	115	551	3,160
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$28,424	\$33,113	\$37,256
Average House Value	\$47,622	\$29,480	\$28,131

2023 American Community Survey (ACS)

Julie Castner
330.608.9714
julie.castner@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Section 5

Advisor Bios

Advisor Bio 1

FOR SALE



JULIE CASTNER

julie.castner@expcommercial.com

Direct: **330.608.9714**

OH #SAL.2023005555

eXp Commercial
545 Metro Place South, Suite 100
Dublin, OH 43017
855.451.1550

Julie Castner
330.608.9714
julie.castner@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Thank you!

Lorem ipsum dolor sit
amet, consectetur
adipiscing elit. Mauris et
diam finibus, interdum
lacus in, tempus nisl.
Aliquam dui lacus,
semper in blandit
condimentum, semper
ut metus.



Julie Castner

330.608.9714

julie.castner@expcommercial.com
www.expcommercial.com