



..... Est. 1985 .....

www.putmanproperties.com

**Weslee Heiser**

Cell: (330) 323-1676

E-Mail: wheiser@putmanproperties.com



**Co-Listing Agent:** Steve Marcelli

Cell: (330) 327-5834

E-Mail: marcelli@putmanproperties.com

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



## 1,320 SQ .FT. RETAIL SPACE FOR LEASE

1250 Lincoln Way E, Massillon, OH, 44646

Directions: Exit Route 21 at Lillian Gish Blvd SW/Massillon, right/east onto Lincoln way, property is on the left/north just east of Wales Ave.

### BUILDING INFO

Previous: Tanning Salon  
 Total Sq. Ft.: 9,826  
**Available :**  
**Available :** **1,320**  
 Units: 1  
 Floor(s): 1  
 Year Built: 1987  
 Roof: Flat  
 Ceiling Height:  
 Sprinklers: no  
 Elevator: no  
 Heat: Gas  
 Air: Central

### UTILITIES

Gas: Dominion East Ohio Gas  
 Electric: Ohio Edison  
 Water: Aqua America  
 Sewer: City of Massillon  
 Internet:

### SITE INFO

Acre(s): 0.92  
 Frontage: 357.99'  
 Depth: 173.48'  
 County: Stark  
 Township:  
 Zoning: B-1  
 Topo: Level  
 Nearby Hwy: Route 21  
 Distance: 1 Mile  
 Traffic Count: 19900  
 Bus Lines:   
 Rail Name:  
 Miscellaneous:  
 High traffic location on Lincoln Way.  
 Located in Eastlin Square Plaza.

Open room approximately 24' x 45' with ADA restroom, utility room and storage space.

### SALE INFO

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

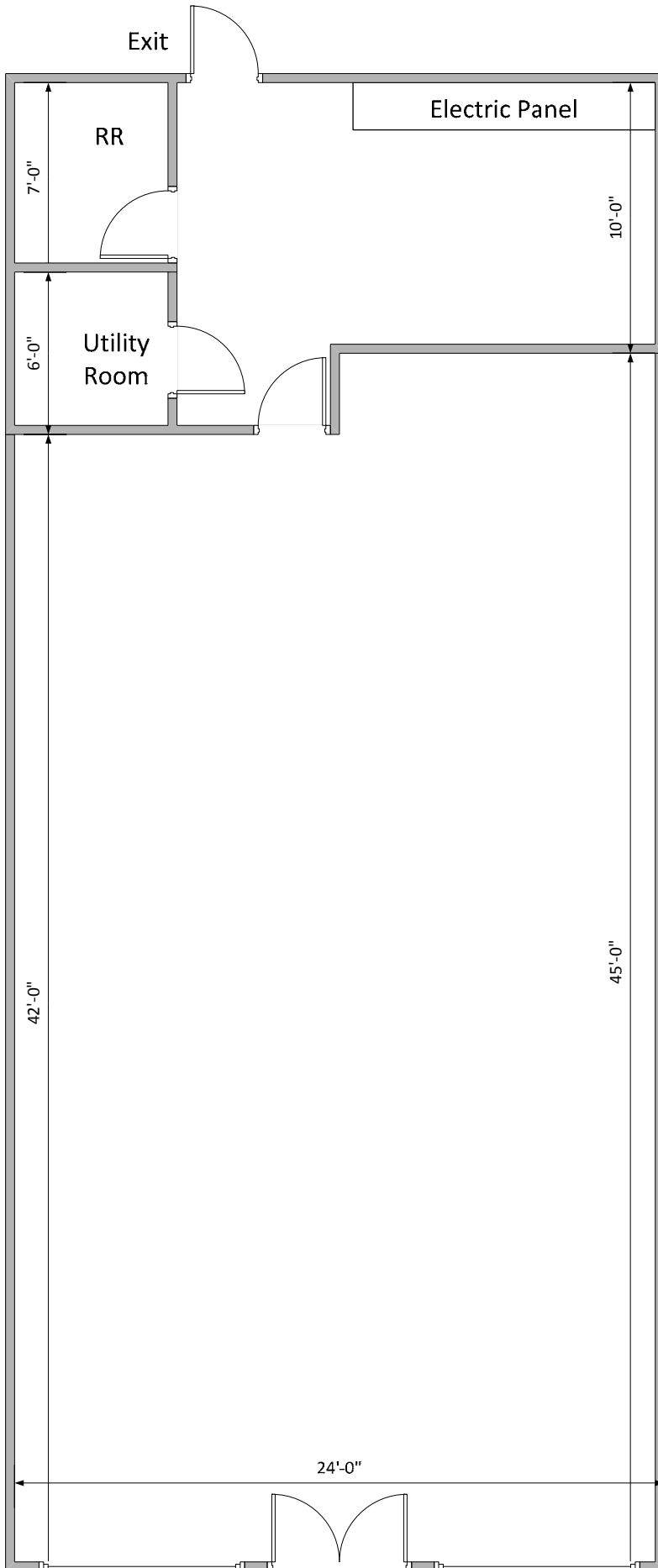
### LEASE INFO

S.F. Avail: 1,320  
 \$/S.F.: \$12.00  
 \$/Mo: \$1,320.00  
 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Maint/Repairs:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### OTHER

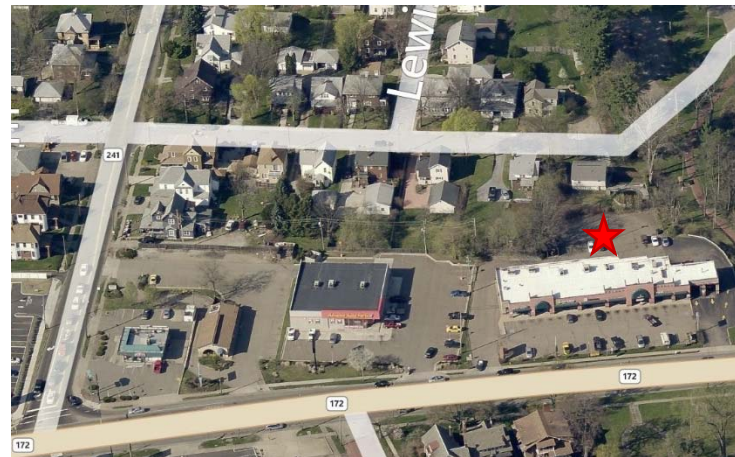
Unit/Bay Size: 24'x45' Unique opportunity for small space user. Attractive building. Park at your storefront. Join quality tenants like UPS Store.  
 Construction: Brick on Masonry  
 Docks: 0 Only \$1,320.00 per month plus utilities.  
 OH Doors:



**1,320 SQ.FT. RETAIL SPACE  
FOR LEASE  
\$12.00/SQ.FT. PLUS UTILITIES**

**1250 LINCOLN WAY E  
MASSILLON, OHIO 44646**

**EASTLIN WALES PLAZA**



**Marketed By:**

**Weslee Heiser**

**Cell: 330-323-1676**

**And**

**Steve Marcelli**

**Cell: 330- 327-5834**



**4065 Fulton Dr NW, Canton, Ohio 44718**

**P: 330-498-4400 F: 330-498-3800**

**WEBSITE: putmanproperties.com**

**EMAIL: info@putmanproperties.com**

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