NIPleasant Valley

FOR SALE

8,516 SF Manufacturing Building - Near I-77 & SR-30



945 McKinley Ave. SW
Canton, OH 44707932 Wells Ave. SW
Canton, OH 44707

Property Details

- Sale Price: \$325,000
- Taxes: \$3,562.64/year
- Total Space: 8,516 SF
- Warehouse Space: 7,316 SF
- Office Space: 1,200 SF
- Restrooms: 3
- Acres: 0.65
- Clearance Height: 14'
- Grade Level Doors: 3

 (1) 15'x14'
 (1) 14'x12'
 (1) 15'x12'
- Power: 400 amp / 240 V / 3 ph
- Zoning: I-1 Industrial
- Location: near I-77 and SR-30



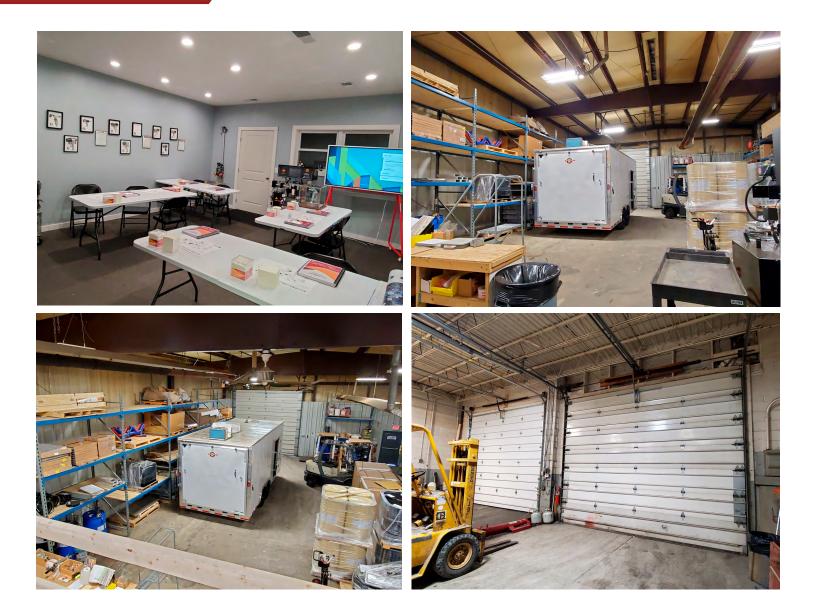
Bob Raskow, SIOR 330 697 6818 braskow@naipvc.com Scott Raskow 330 608 5172 sraskow@naipvc.com

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INTERIOR PHOTOS



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Property Notes

Great opportunity to own your building. This 8,516 sg/ft manufacturing building is perfect for a machine shop, construction, or other type of contractor services. With 3 OH doors, plenty of power, and good ceiling height, this building can suit a lot of uses. Additional office/clean room space was built out, providing 800 sq/ft +/- of additional mezzanine area. All of the office and part of the warehouse are fully air conditioned. Fenced in lot to the rear is perfect for outside storage. Contact agents for details.

62 Avondale Pro Football Hall of Fa 43 (297) 30 62

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SALE PRICE:	\$325,000				
TAXES:	\$3,562.64 / year				
TOTAL SPACE AVAILABLE:	8,516 SF				
WAREHOUSE AREA:	7,316 SF	Demographics	1 Mile	3 Miles	5 Miles
OFFICE AREA:	1,200 SF	Population:	9,351	71,523	128,680
MEZZANINE:	800 SF	Households:	3,845	29,670	54,404
RESTROOMS:	3	Median Age:	34.7	38.3	41.5
ACRES:	0.65	Average HH Income:	\$27,183	\$46,403	\$55,468
ZONING:	I-1 Industrial	Traffic Count:	Count: 2,163 (McKinley Ave SW @ 9th St SW)		
CONSTRUCTION:	Masonry				
POWER:	400 amp / 240 V / 3 phase				
CLR HEIGHT:	14'				
GREADE LEVEL DOORS:	(1) 15'x14' (1) 14'x12' (1) 15'x12'				
HVAC:	Office and partial warehouse				
HEAT:	Radiant Tube				
WATER/SEWER:	City of Canton				
GAS:	Dominion				
ELECTRIC:	AEP				
PHONE:	AT&T				
CABLE:	Spectrum				
BUS AVAILABLE:	Yes (0.5 miles)				
LOCATION:	Near I-77 and SR-30				
COMMENTS:	Great opportunity to own your building. This 8,516 sq/ft manufacturing building is perfect for a machine shop, construction, or other type of contractor services. With 3 OH doors, plenty of power, and good ceiling height, this building can suit a lot of uses. Additional office/ clean room space was built out, providing 800 sq/ft +/- of additional mezzanine area. All of the office and part of the warehouse are fully air conditioned. Fenced in lot to the rear is perfect for outside storage. Contact agents for details.				

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE