

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



945 McKinley Ave. SW
Canton, OH 44707

932 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



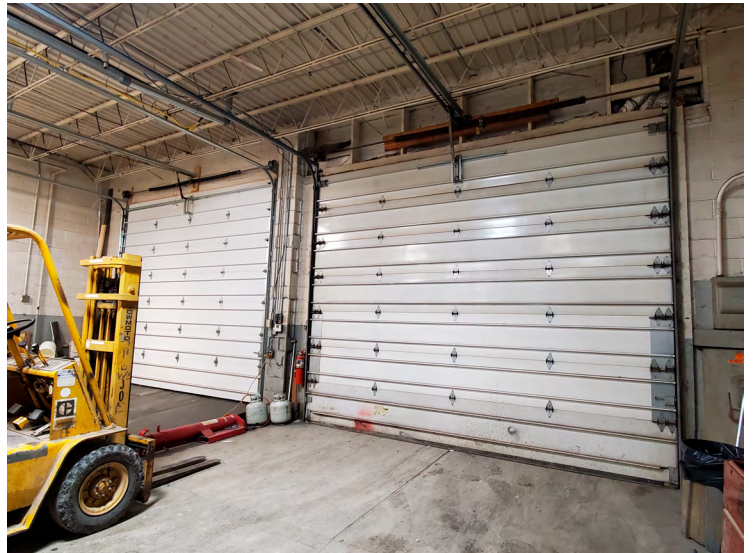
Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

945 McKinley Ave. SW / 932 Wells Ave. SW
Canton, OH 44707

FOR SALE

INTERIOR PHOTOS



For more information:

Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

NAI Pleasant Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

789 White Pond Drive | Suite C
Akron, Ohio 44320
330 535 2661
naipvc.com

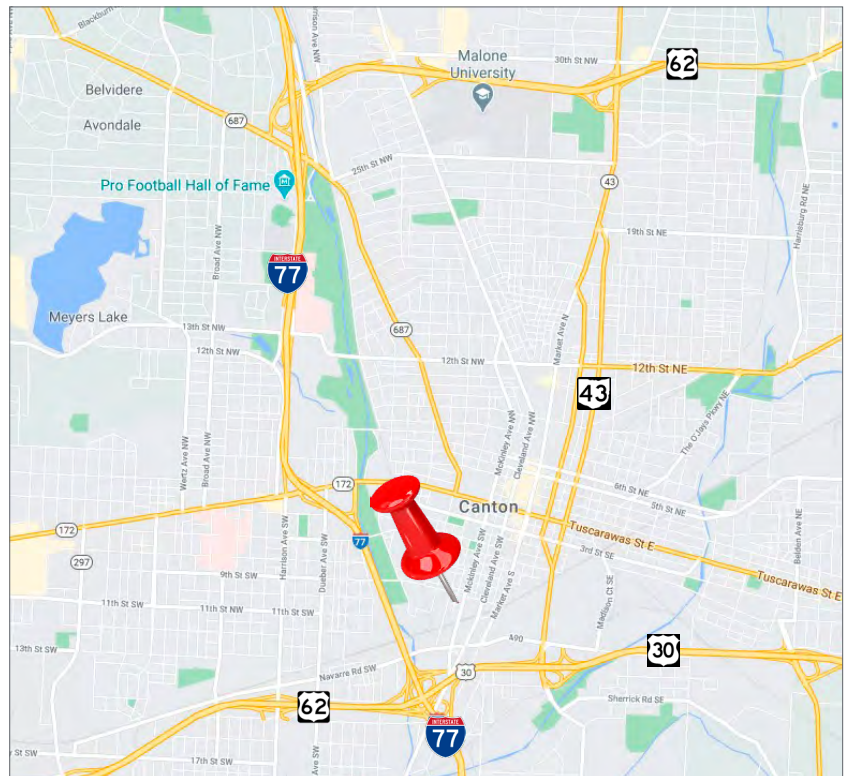
945 McKinley Ave. SW / 932 Wells Ave. SW
Canton, OH 44707

FOR SALE



Property Notes

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.



For more information:

Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

945 McKinley Ave. SW / 932 Wells Ave. SW
Canton, OH 44707

FOR SALE

SALE PRICE:	\$325,000
TAXES:	\$3,562.64 / year
TOTAL SPACE AVAILABLE:	8,516 SF
WAREHOUSE AREA:	7,316 SF
OFFICE AREA:	1,200 SF
MEZZANINE:	800 SF
RESTROOMS:	3
ACRES:	0.65
ZONING:	I-1 Industrial
CONSTRUCTION:	Masonry
POWER:	400 amp / 240 V / 3 phase
CLR HEIGHT:	14'
GRADE 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

Demographics	1 Mile	3 Miles	5 Miles
Population:	9,351	71,523	128,680
Households:	3,845	29,670	54,404
Median Age:	34.7	38.3	41.5
Average HH Income:	\$27,183	\$46,403	\$55,468
Traffic Count:	2,163 (McKinley Ave SW @ 9th St SW)		

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.

For more information:

Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com