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[www.putmanproperties.com](http://www.putmanproperties.com)

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

**Wick Hartung**

Cell: (330) 495-0601  
 E-Mail: [wick@putmanproperties.com](mailto:wick@putmanproperties.com)



## 2.297 ACRES COMMERCIAL VACANT LAND

State Route 39 NW, Dover, OH, 44622



**Co-Listing Agent: Anthony Kaufman**

Cell: (330) 231-4211  
 E-Mail: [anthony@kaufmanrealty.com](mailto:anthony@kaufmanrealty.com)

Directions: I-77 to Exit #83 Dover, west off I-77. Turn left at first traffic light where Comfort Inn & Country Inn Suites are located.

### SITE INFO

Acre(s): 2.30  
 Frontage:  
 Depth:  
 County: Tuscarawas  
 Township: Dover  
 Zoning: B-1 Business  
 Topo: Level  
 Nearby Hwy: I-77  
 Distance: .1 Mile - 1 block  
 Traffic Count: \* See below  
 Bus Lines:   
 Rail Name:

### SALE INFO

Sale Price: **\$631,675.00**  
 RE Taxes/Year:

### UTILITIES

Gas: Dominion East Ohio Gas  
 Electric: AEP  
 Water: City of Dover  
 Sewer: City of Dover

### MISCELLANEOUS

Ideal C-store, gas station, restaurant, fast food parcel off I-77 at Exit #83 Dover/Sugarcreek. One block west of I-77.  
 12" Water main on South side of S.R. 39 and onto parcel. New waste water pump station with 8" gravity line and 6" force main. Site includes Comfort Inn and Country Inn Suites. Ingress and egress is with an existing Traffic light at S.R. 39 & S.R. 516. \$275,000 Per acre.  
 \* Traffic Count is 14,122 cars/day on S.R. 39, 22,877 cars/day on I-77 & 2,944 cars/day on S.R. 516 (Gateway Place).

