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.46 ACRE COMMERCIAL B-3 OUTLOT FOR SALE

Dueber Avenue SW
Canton, OH 44706

Directions: I-77 to West Tuscarawas exit #105, turn toward Dueber, then south past McDonalds and Subway.

Listing Agent: Wick Hartung

Cell: 330-495-0601 **E-Mail:** wick@putmanproperties.com

Co-Listing Agent: None

Cell: --

E-Mail:

SITE DATA

Acre(s): 0.46
Frontage: 200'
Depth: 100.16'
County: Stark
Township: Canton City
Zoning: B-3 General Business
Topo: Level
Close Interchange: I-77
Distance: 1/4 Mile
Traffic Count: 11,340 - Dueber Ave
Bus Lines: X
Rail:

SALE DATA

Sale Price: \$100,000.00
RE Taxes/Year: \$264.14

MISCELLANEOUS

A buildable outlot with all utilities in between West Tuscarawas Street and 6th Street SW in front of Dueber Plaza which is home to Westbrook's Cannery and Fastenal. Zoned B-3 this lot allows banks with drive - thru office, plus all businesses allowed in B-1 and b-2, restaurants and fast food up to 1,000 sq. ft. Larger may require conditional use permit.

Subway and McDonalds are also on Dueber Ave SW. I-77 visibility for 77,550 cars per day. Easy access on and off new West Tuscarawas Street ramps - exit #105 of I-77.

Owner will entertain a built to suit lease back for qualified tenant. Cross use parking easement available.

B-3 setbacks are 20 feet per side.

UTILITIES

Gas: Dominion East Ohio Gas
Electric: AEP
Water: Canton City
Sewer: Canton City

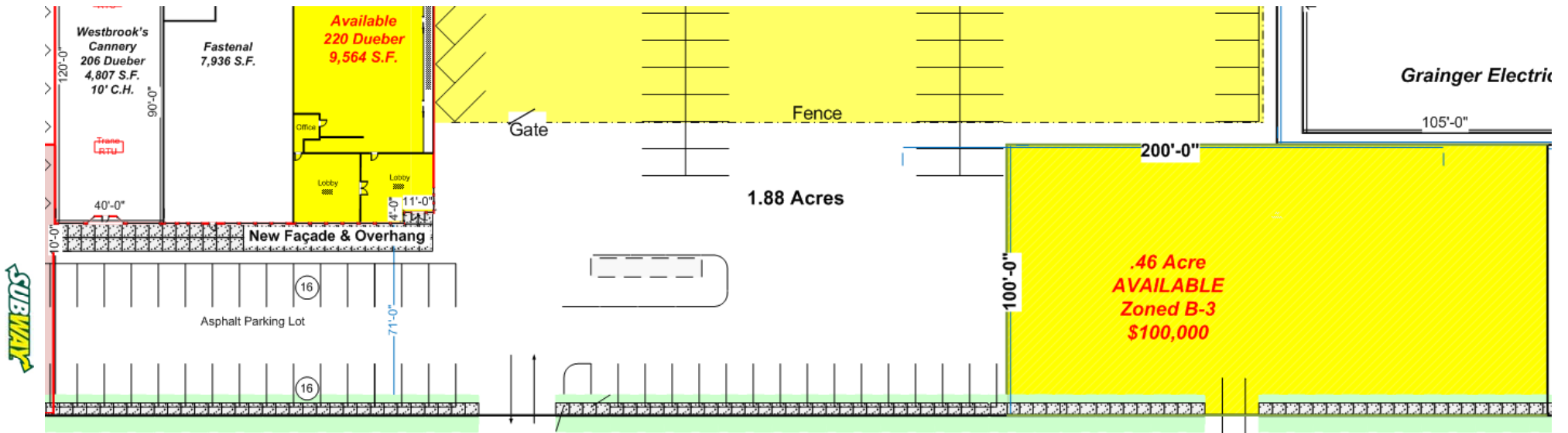


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**Dueber Ave SW
Canton, Ohio 44706
At I-77 exit #105**

**Commercial Lot
100' x 200'
Zoned B-3 General Business**

**Easement to allow use of
additional parking on-site
may be negotiated**



To: West Tuscarawas St
& I-77

DEUBER AVE SW

To: 6th St SW
& Aultman Hospital

Wick Hartung
330-495-0601

**Water and sewer available at the
street. B-3 zoning allows banks with
drive-thru, offices, medical, fast
foods and restaurants.**

\$100,000

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PROPERTIES INC.**
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