



..... Est. 1985
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4065 Fulton Dr. NW, Canton, OH 44718



875 - 1,750 SQ.FT. OFFICE SPACE FOR LEASE

1177 Main St S, Suites B1 & B2, North Canton, OH, 44720

Directions: I-77 to exit #109B/Everhard Rd., east on Everhard Rd. NW to 'T' at Main, left turn north on Main St. S, property on the northwest corner of Main St. and James St. on left across from Ro's Ice Cream stand.

BUILDING INFO

Previous: Office
Total Sq. Ft.: 10,299
Available : 875
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Units:
Floor(s): 2
Year Built: 1979
Roof:
Ceiling Height:
Sprinklers: no
Elevator: no
Heat: Gas
Air: Central

UTILITIES

Gas: Dominion East Ohio Gas
Electric: AEP
Water: North Canton
Sewer: North Canton
Internet:

SITE INFO

Acre(s): 1.28
Frontage: 209.42'
Depth: 320.66'
County: Stark
Township:
Zoning: O.B. Office Business
Topo: Generally Level
Nearby Hwy: I-77
Distance: 1 Mile
Traffic Count: 17027
Bus Lines:
Rail Name:
Miscellaneous:
Nice 2-story atrium w/tile flooring.
Common area restrooms. \$12.00 per sq. ft.. Includes water/sewer and trash.
Tenant pays gas/electric. No extra charges for snow removal, landscaping, etc. Two (2) adjacent 875 sq.ft. suites.
Lease one or both.

SALE INFO

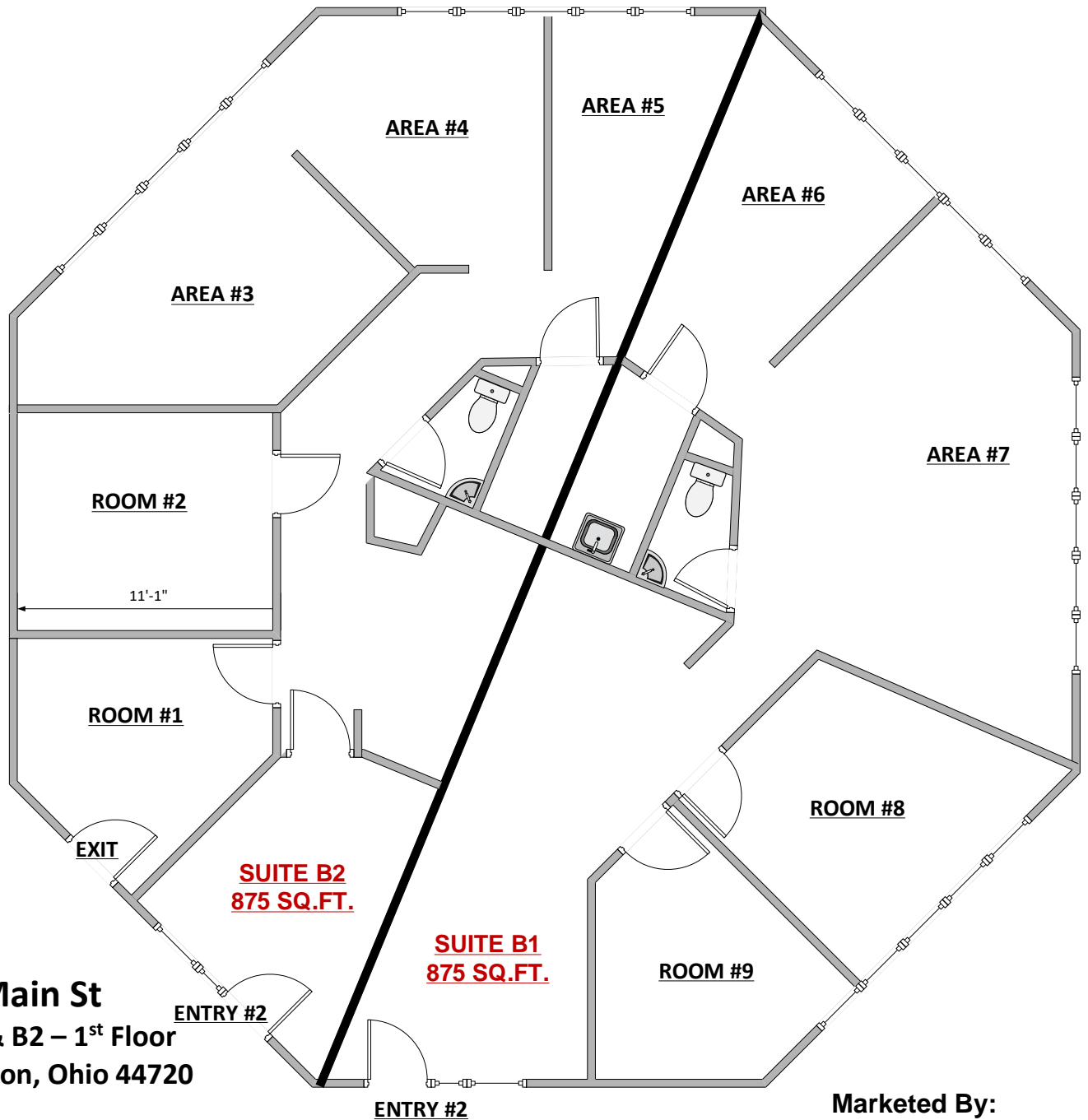
Sale Price:
Terms/Finance: For Lease Only
Gross Income:
RE Taxes/Year:
Expenses:
Net Oper Income:
Occupied By: Vacant

LEASE INFO

S.F. Avail:	875	875
\$/S.F.:	\$12.00	\$12.00
\$/Mo:	\$875.00	\$875.00
Terms/Poss:	Immediate	
	Tenant	Owner
Gas/Electric:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water/Sewer:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Taxes/Insur:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maint/Repairs:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

OTHER

Unit/Bay Size:		Great opportunity for smaller professional office space along South Main St. in North Canton. High visibility. Plenty of asphalt parking - 71 Striped parking spaces; ADA entry and two (2) ADA restrooms in lobby. Newly renovated. Home to Yara Capelli Salon on the first floor.
Construction:	Brick/Frame	
Docks:		
OH Doors:		



1177 S Main St
Suites B1 & B2 – 1st Floor
North Canton, Ohio 44720

875 Sq.ft. up to 1,750 Sq.Ft.
Two (2) Office Suites For Lease

\$12.00 Per Sq. Ft. or \$875 Per Month
Tenant pays Gas and Electric
Owner pays water, sewer & trash

- New flooring
- Fresh paint
- Asphalt & lighted parking lot

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

Marketed By:

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