

For Sale: \$84,999

1204 Erie Ave SW

Navarre Village, Ohio 44662



PROPERTY FEATURES:

- Highly visible car lot on US 62
- Located just outside of Canton, OH
- Site is well-maintained , 0.396 acreage
- Corner lot with approximately 16,200 cars per day
- Short term lease in place
- Current tenant is car dealership

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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full**Commercial-Automotive**

List Number: 218039771 **Status:** Active **List Price:** \$84,999
Listing Service: **Showing Start Date:** 10/23/2018
Original List Price: \$110,000 **List Price Sqft:** \$171.37
VT:

Parcel #: 08900032 **Previous Use:**
Use Code: 454 - AUTO SALES/SERVICE **Tax District:** 00415 **Zoning:** Business
For Sale: Yes **For Lease:** No **Exchange:** No
Occupancy Rate: **Mortgage Balance:**

Gross Income: 0 **Assoc/Condo Fee:**
Total Op Expenses: 0 **Addl Acc Cond:** None Known
NOI: 0

Tax Abatement: No **Abatement End Date:** **Tax Incentive:** No
Taxes (Yrly): 2,075 **Tax Year:** 2017 **Possession:**

Assessment:

General Information

Address: 1204 Erie Avenue SW
Between Street: Market Street NE & Cliftwood St. NE
Complex:
Dist To Interchange: 2

Unit/Suite #: **Zip Code:** 44662 **Tax District:** 00415
City: Navarre **Corp Limit:** Navarre
County: Stark **Township:** Perry
Mult Parcels/Sch Dis: **Near Interchange:** US 62 & SR 30

Building Information

Total SqFt Available: 496
Bldg Sq Ft: 496
Floors AboveGround: 1
of Docks: 0
Year Built: 1972
Traffic CountPerDay:

Minimum Sqft Avail: 496
Acreage: 0.4
Units:
Drive-In Doors: 0
Year Remodeled:
Ceiling Height Ft:

Max Cont Sqft Avail: 496
Lot Size:
Parking Ratio/1000:
Total Parking:
Bay Size:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 0
Expenses Paid by L:
T Reimburses L: Curr Yr Est \$/SF TRL: 0
T Contracts Directly:
Curr Yr Est \$/SF TRL: 0
Curr Yr Est \$/SF LL:

Term Desired:
Will LL Remodel:
Finish Allow/SQFT \$:
Pass Exp Over BaseYr:
Exp Stop \$:

Features

Heat Fuel:
Heat Type:
Electric:
Services Available:
Construction:
Sprinkler:
Mult Use:
New Financing:

Electric:
Misc Int & Ext Info:

MLS Primary PhotoSrc: Realtor Provided

Property Description

Highly visible car lot on US 62 in Navarre, OH outside of Canton. Site is well maintained and on a corner lot with approximately 16,200 cars per day on Main Street.

Sold Info

Sold Date: **DOM:** 357

SlrCns:

SP:
Sold Non-MLS: No
SlrAst:

Sold Non-MLS: No
October 14, 2019

Prepared by: Randy J Best

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Exterior



Streetview



Exterior



Exterior



Exterior



Exterior



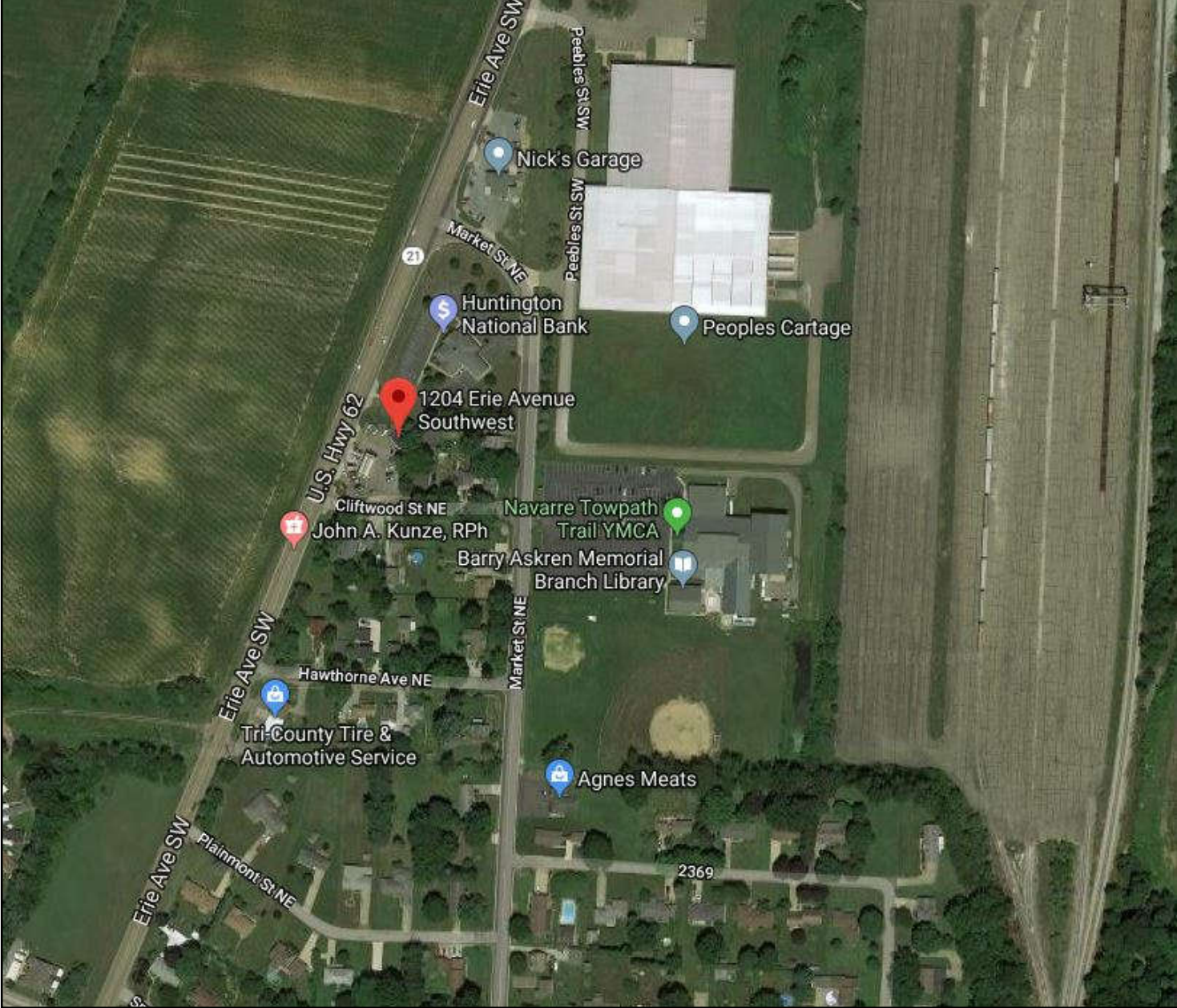
aerial 1



map



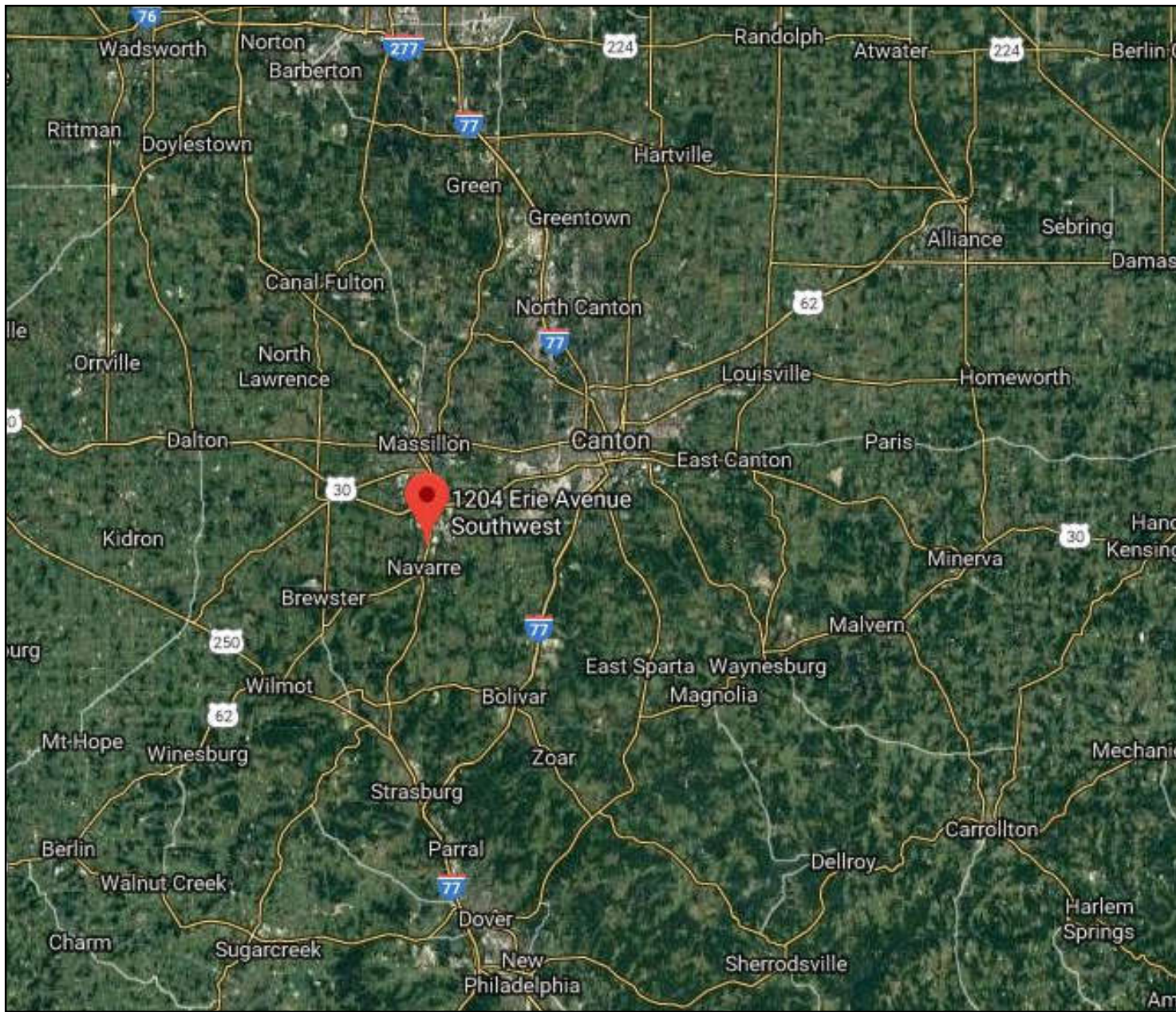
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