



..... Est. 1985
www.putmanproperties.com

Spencer Hartung

Cell: (330) 936-0276
E-Mail: spencer@putmanproperties.com



Merideth Blackwood

Cell: (330) 327-9623
E-Mail: mblackwood@putmanproperties.com

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



1,100 SQ. FT. OFFICE SPACE FOR LEASE
1177 Main Street South, Suite C4, 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 : 1,100
Available : 0
Units:
Floor(s): 2
Year Built: 1979
Roof: Shingle
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 Building
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. Five (5) private offices. Other available office spaces are 600 sf & 1,100 sf. Common area restrooms. \$12.00 per square foot. Includes water/sewer and trash. Tenant pays gas/electric. No extra charges for snow removal, landscaping, etc.

SALE INFO

Sale Price:

Terms/Finance: For Lease Only

Gross Income:

RE Taxes/Year:

Expenses:

Net Oper Income:

Occupied By:

LEASE INFO

S.F. Avail:	1,100	0
\$/S.F.:	\$12.00	\$0.00
\$/Mo:	\$1,100.00	\$0.00

Terms/Poss:

	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 renovated professional office space along South Main St. in North Canton. High visibility. Plenty of asphalt parking - 71 Striped parking spaces; ADA entry and restrooms. Five private offices with open area on a walkup second floor - newly renovated. Home to Yara Capelli Salon.
Construction:	Brick/Frame	
Docks:		
OH Doors:		

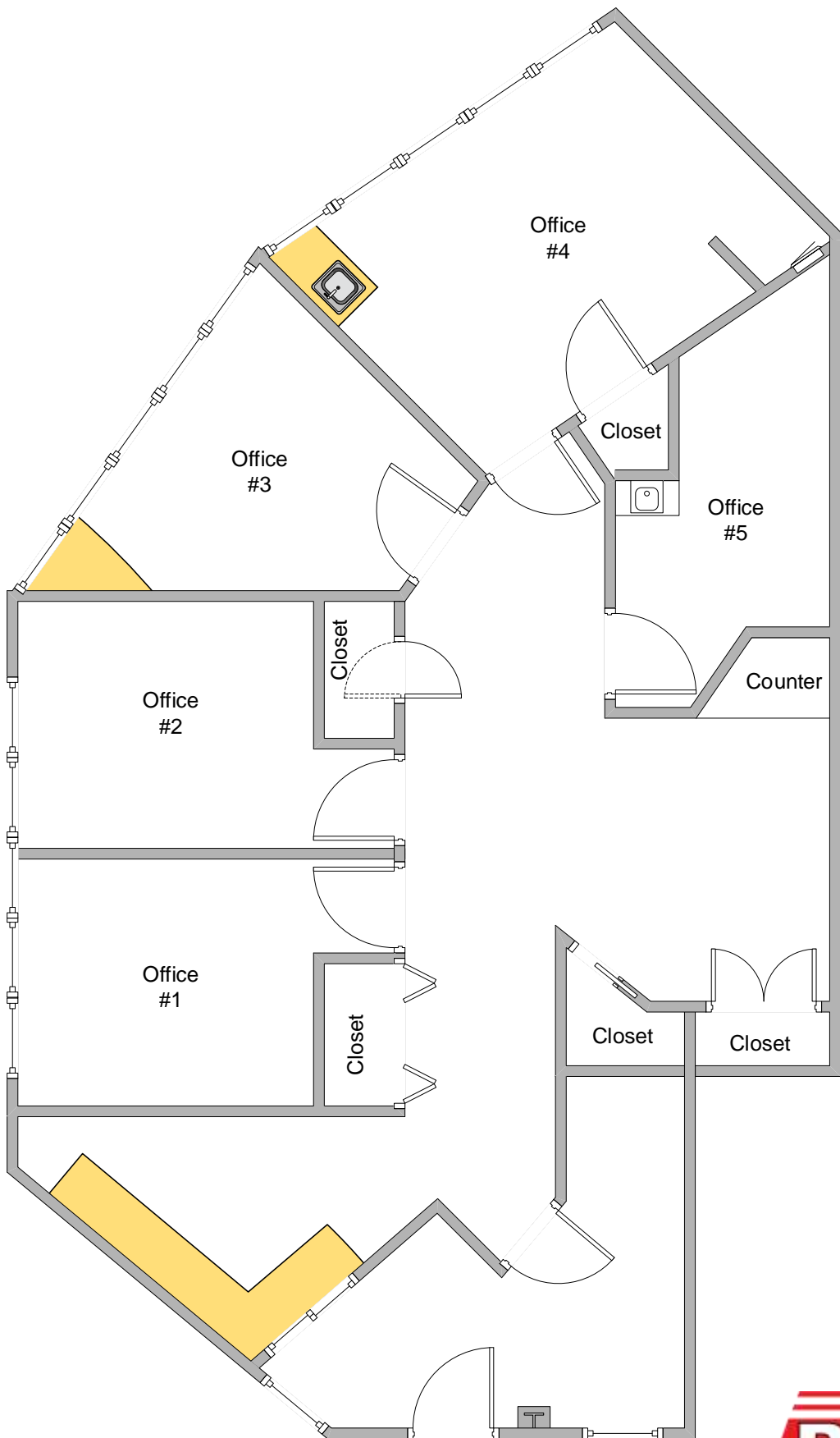
**1177 S Main St
Suite C4 - 2nd Floor
North Canton, Ohio 44720**

**1,100 Sq. Ft.
Office Suite For Lease**

**\$12.00 Per Sq. Ft.
\$1,100 Per Month**

**Tenant pays Gas and Electric
Owner pays water,
sewer & trash**

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



Marketed By:

**Spencer Hartung
Cell: 330.936.0276**

and

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EMAIL: info@putmanproperties.com

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