

COMMERCIAL PROPERTY BRIEF

4618 Dressler Rd NW, Canton OH 44718 330-492-5550 FAX: 330-493-5312

Visit our Web Site: www.cutlerci.com

MLS #: E-MAIL: INTERNET: LOOPNET:

Yes

Yes

Yes

Commercial	Investment Crown				163
	Investment Group				
Address:	2819 Whipple Ave NW			SALE:	
	Jackson Twp	Office:)	APTS:	
City/Local:	Canton Ohio 44708			RETAIL:	
Directions:	Hills and Dales/Whipple			INDUSTRIAL:	
		Business Oppor:		OFFICE:	
Nearest Inter	chg: I-77 Everhard	Other/ Misc:		LAND:	
				MULTI-FAMILY:	
Name of Busi	iness:			BUSINESS OPPOR:	
				BUILDING:	
CONTACT:	Brenda Jackson 330-284-23	95		OTHER/MISC.	
	bjackson@cutlerci.com			4	
		-	143 ANT 3		
			CARLES LAS	SALES INFORM	
and the second s				Price:	Lease Only
				Taxes:	
				Insurance:	
				Sewer:	
				Trash:	
				Snow/Lawn:	
			E	Gross Income:	
				Total Expense:	
	And the second			Net Income:	A
	A DECEMBER OF	The second division of		Current Occupancy:	Available
	State and -			Financing:	
	in the second			LEASE INFORM	MATION
				LEASE INFORM	
		INFORMATION		LEASE INFORI	4040 sqft
Foundation S	Size:	Office Space:	4040 sqft	LEASE INFORI Sq. Ft. Available: Rate:	
No. of Units:	Size:	Office Space: Air Conditioning:	CAC	LEASE INFORM Sq. Ft. Available: Rate: Mo. Rent:	4040 sqft \$9.50/sqft NNN
No. of Units: No. of Floors	Size: <u>1</u> : <u>1</u>	Office Space: Air Conditioning: Type of Heat:		LEASE INFORM Sq. Ft. Available: Rate: Mo. Rent: Term Desired:	4040 sqft \$9.50/sqft_NNN 1+ Year
No. of Units: No. of Floors Parcel #	Size: 1 : <u>1</u> 1702589	Office Space: Air Conditioning: Type of Heat: Power Available:	CAC	LEASE INFORM Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession:	4040 sqft \$9.50/sqft NNN
No. of Units: No. of Floors Parcel # Total Usable	Size: .: <u>1</u> .: <u>1</u> 1702589 Sq. Ft: <u>4,040</u>	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service:	CAC	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel	4040 sqft \$9.50/sqft NNN 1+ Year ASAP
No. of Units: No. of Floors Parcel # Total Usable Age of Bldg:	Size: 1 : <u>1</u> 1702589	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor:	CAC	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant:	4040 sqft \$9.50/sqft NNN 1+ Year ASAP
No. of Units: No. of Floors Parcel # Total Usable Age of Bldg: Elevators:	Size: .: <u>1</u> .: <u>1</u> 1702589 Sq. Ft: <u>4,040</u>	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor: Unit/Bay Sizes:	CAC GFA	LEASE INFORM Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant: Indicate Who Pays:	4040 sqft \$9.50/sqft NNN 1+ Year ASAP Possible
No. of Units: No. of Floors Parcel # Total Usable Age of Bldg: Elevators: Sprinklers:	Size: 1 1 1 1702589 Sq. Ft: 4,040 1970	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor: Unit/Bay Sizes: Plans Available:	CAC	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant: Indicate Who Pays: Utilities:	4040 sqft \$9.50/sqft NNN 1+ Year ASAP Possible Tenant
No. of Units: No. of Floors Parcel # Total Usable Age of Bldg: Elevators: Sprinklers: Ceiling Heigh	Size: 1 1 1 1702589 Sq. Ft: 4,040 1970	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor: Unit/Bay Sizes: Plans Available: Parking Spaces:	CAC GFA	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant: Indicate Who Pays: Utilities: Repairs:	4040 sqft \$9.50/sqft NNN 1+ Year ASAP Possible Tenant Tenat/Owner
No. of Units: No. of Floors Parcel # Total Usable Age of Bldg: Elevators: Sprinklers: Ceiling Heigh Docks:	Size: 1 1 1 1702589 Sq. Ft: 4,040 1970 1970 1970	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor: Unit/Bay Sizes: Plans Available:	CAC GFA	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant: Indicate Who Pays: Utilities: Repairs: Taxes:	4040 sqft \$9.50/sqft NNN 1+ Year ASAP Possible Tenant Tenat/Owner Tenant
No. of Units: No. of Floors Parcel # Total Usable Age of Bldg: Elevators: Sprinklers: Ceiling Heigh Docks: Drive in Door	Size: 1 1 1 1702589 Sq. Ft: 4,040 1970 1970 1970	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor: Unit/Bay Sizes: Plans Available: Parking Spaces:	CAC GFA	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant: Indicate Who Pays: Utilities: Repairs: Taxes: Bldg. Insurance:	4040 sqft \$9.50/sqft NNN 1+ Year ASAP Possible Tenant Tenat/Owner Tenant Tenant
No. of Units: No. of Floors Parcel # Total Usable Age of Bldg: Elevators: Sprinklers: Ceiling Heigh Docks:	Size: 1 1 1 1702589 Sq. Ft: 4,040 1970 	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor: Unit/Bay Sizes: Plans Available: Parking Spaces: Description:	CAC GFA	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant: Indicate Who Pays: Utilities: Repairs: Taxes:	4040 sqft \$9.50/sqft NNN 1+ Year ASAP Possible Tenant Tenat/Owner Tenant
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No. of Units: No. of Floors: Parcel # Total Usable Age of Bldg: Elevators: Sprinklers: Ceiling Heigh Docks: Drive in Door Size:	Size: 1 1 1 1 1702589 Sq. Ft: 4,040 1970 1970 	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor: Unit/Bay Sizes: Plans Available: Parking Spaces: Description:	CAC GFA Yes	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant: Indicate Who Pays: Utilities: Repairs: Taxes: Bldg. Insurance: Water & Sewer:	4040 sqft \$9.50/sqft NNN 1+ Year ASAP Possible Tenant Tenat/Owner Tenant Tenant
No. of Units: No. of Floors Parcel # Total Usable Age of Bldg: Elevators: Sprinklers: Ceiling Heigh Docks: Drive in Door Size: Age 3 Large Ro	Size: 1 1 1 1 1702589 Sq. Ft: 4,040 1970 1970 1970 1970 ADDITIONAL pprox 4800 sqft Retail/Offi porns, 4 Offices, Waiting/	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor: Unit/Bay Sizes: Plans Available: Parking Spaces: Description: INFORMATION Ce Space For Leas Reception Area, B	CAC GFA Yes Yes e reak Room, 2 RR	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant: Indicate Who Pays: Utilities: Repairs: Taxes: Bldg. Insurance: Water & Sewer:	4040 sqft \$9.50/sqft NNN 1+ Year ASAP Possible Tenant Tenat/Owner Tenant Tenant
No. of Units: No. of Floors Parcel # Total Usable Age of Bldg: Elevators: Sprinklers: Ceiling Heigh Docks: Drive in Door Size: Age 3 Large Ro	Size: 1 1 1 1 1702589 Sq. Ft: 4,040 1970 1970 	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor: Unit/Bay Sizes: Plans Available: Parking Spaces: Description: INFORMATION Ce Space For Leas Reception Area, B	CAC GFA Yes Yes e reak Room, 2 RR	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant: Indicate Who Pays: Utilities: Repairs: Taxes: Bldg. Insurance: Water & Sewer:	4040 sqft \$9.50/sqft NNN 1+ Year ASAP Possible Tenant Tenat/Owner Tenant Tenant
No. of Units: No. of Floors Parcel # Total Usable Age of Bldg: Elevators: Sprinklers: Ceiling Heigh Docks: Drive in Door Size: Age 3 Large Ro Centrally Io	Size: 1 1 1702589 Sq. Ft: 4,040 1970 1970 nt:	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor: Unit/Bay Sizes: Plans Available: Parking Spaces: Description: INFORMATION Ce Space For Leas Reception Area, B	CAC GFA Yes Yes e reak Room, 2 RR	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant: Indicate Who Pays: Utilities: Repairs: Taxes: Bldg. Insurance: Water & Sewer: Frontage: Depth:	4040 sqft \$9.50/sqft NNN 1+ Year ASAP Possible Tenant Tenat/Owner Tenant Tenant
No. of Units: No. of Floors Parcel # Total Usable Age of Bldg: Elevators: Sprinklers: Ceiling Heigh Docks: Drive in Door Size: Ag 3 Large Ro Centrally Io Jackson Ty	Size: 1 1 1 1 1 1702589 Sq. Ft: 4,040 1970 1970 ADDITIONAL pprox 4800 sqft Retail/Offi poms, 4 Offices, Waiting/ ocated near Belden Villag wp./ Plain LSD	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor: Unit/Bay Sizes: Plans Available: Parking Spaces: Description: INFORMATION Ce Space For Leas Reception Area, B	CAC GFA Yes Yes e reak Room, 2 RR	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant: Indicate Who Pays: Utilities: Repairs: Taxes: Bldg. Insurance: Water & Sewer: Frontage: Depth: Zoning Gas:	4040 sqft \$9.50/sqft NNN 1+ Year ASAP Possible Tenant Tenant Tenant Tenant Tenant Owner JAC B-3 Dominion
No. of Units: No. of Floors Parcel # Total Usable Age of Bldg: Elevators: Sprinklers: Ceiling Heigh Docks: Drive in Door Size: Age 3 Large Ro Centrally Io Jackson Ty Plenty of P	Size: 1 1 1 1 1702589 Sq. Ft: 4,040 1970 1970 ADDITIONAL pprox 4800 sqft Retail/Offi poms, 4 Offices, Waiting/ ocated near Belden Villag wp./ Plain LSD Parking	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor: Unit/Bay Sizes: Plans Available: Parking Spaces: Description: INFORMATION Ce Space For Leas Reception Area, B	CAC GFA Yes Yes e reak Room, 2 RR	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant: Indicate Who Pays: Utilities: Repairs: Taxes: Bldg. Insurance: Water & Sewer: Frontage: Depth: Zoning Gas: Water:	4040 sqft \$9.50/sqft NNN 1+ Year ASAP Possible Tenant Tenat/Owner Tenant Tenant/Owner JAC B-3 Dominion Public
No. of Units: No. of Floors: Parcel # Total Usable Age of Bldg: Elevators: Sprinklers: Ceiling Heigh Docks: Drive in Door Size: Age 3 Large Ro Centrally lo Jackson Ty Plenty of P Easy acce	Size: 1 1 1 1702589 Sq. Ft: 4,040 1970 1970 ADDITIONAL pprox 4800 sqft Retail/Offi poms, 4 Offices, Waiting/ pocated near Belden Villag wp./ Plain LSD Parking ss to Rt 77	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor: Unit/Bay Sizes: Plans Available: Parking Spaces: Description: INFORMATION ice Space For Leas Reception Area, B Mall, Restaurant	CAC GFA Yes Yes e reak Room, 2 RR	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant: Indicate Who Pays: Utilities: Repairs: Taxes: Bldg. Insurance: Water & Sewer: Frontage: Depth: Zoning Gas: Water: Sewer:	4040 sqft \$9.50/sqft NNN 1+ Year ASAP Possible Tenant Tenant/Owner Tenant Tenant/Owner JAC B-3 Dominion Public Public
No. of Units: No. of Floors Parcel # Total Usable Age of Bldg: Elevators: Sprinklers: Ceiling Heigh Docks: Drive in Door Size: Age 3 Large Ro Centrally lo Jackson Ty Plenty of P Easy acces	Size: 1 1 1 1 1702589 Sq. Ft: 4,040 1970 1970 1970 1970 Sq. Ft: 4,040 1970 Sq. Ft: 4,040 Sq. F	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor: Unit/Bay Sizes: Plans Available: Parking Spaces: Description: INFORMATION Ce Space For Leas Reception Area, B Mall, Restaurant	CAC GFA Yes Yes	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant: Indicate Who Pays: Utilities: Repairs: Taxes: Bldg. Insurance: Water & Sewer: Frontage: Depth: Zoning Gas: Water: Sewer: Electric:	4040 sqft \$9.50/sqft NNN 1+ Year ASAP Possible Tenant Tenat/Owner Tenant Tenant/Owner JAC B-3 Dominion Public
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No. of Units: No. of Floors: Parcel # Total Usable Age of Bldg: Elevators: Sprinklers: Ceiling Heigh Docks: Drive in Door Size: Age 3 Large Ro Centrally lo Jackson Ty Plenty of P Easy acces Base Rent 1st month signing	Size: 1 1 1 1 1 1 1 1 1 1 1 1 1	Office Space: Air Conditioning: Type of Heat: Power Available: Electric Service: Thickness of Floor: Unit/Bay Sizes: Plans Available: Parking Spaces: Description: INFORMATION ice Space For Leas Reception Area, B Mall, Restaurant	CAC GFA Yes Yes reak Room, 2 RR s	LEASE INFORI Sq. Ft. Available: Rate: Mo. Rent: Term Desired: Possession: Will Owner Remodel For Tenant: Indicate Who Pays: Utilities: Repairs: Taxes: Bldg. Insurance: Water & Sewer: Frontage: Depth: Zoning Gas: Water: Sewer: Electric: Topography: Survey Available	4040 sqft \$9.50/sqft NNN 1+ Year ASAP Possible Tenant Tenant/Owner Tenant Tenant/Owner JAC B-3 Dominion Public Public
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The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy herein.