



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: Yes
 INTERNET: Yes
 LOOPNET: Yes

Address: 2819 Whipple Ave NW
 Jackson Twp
City/Local: Canton Ohio 44708
Directions: Hills and Dales/Whipple
Nearest Interchg: I-77 Everhard
Name of Business: _____

LEASE:
Office: _____
Industrial: _____
Vacant Land: _____
Business Oppor: _____
Other/ Misc: _____

SALE: _____
APTS: _____
RETAIL: _____
INDUSTRIAL: _____
OFFICE: _____
LAND: _____
MULTI-FAMILY: _____
BUSINESS OPPOR: _____
BUILDING: _____
OTHER/MISC. _____

CONTACT: Brenda Jackson 330-284-2395
bjackson@cutlerci.com



SALES INFORMATION

Price: Lease Only
Taxes: _____
Insurance: _____
Sewer: _____
Trash: _____
Snow/Lawn: _____
Gross Income: _____
Total Expense: _____
Net Income: _____
Current Occupancy: Available
Financing: _____

LEASE INFORMATION

Sq. Ft. Available: 4040 sqft
Rate: \$9.50/sqft NNN
Mo. Rent: _____
Term Desired: 1+ Year
Possession: ASAP
Will Owner Remodel
For Tenant: Possible
Indicate Who Pays:
Utilities: Tenant
Repairs: Tenat/Owner
Taxes: Tenant
Bldg. Insurance: Tenant
Water & Sewer: Tenant/Owner

BUILDING INFORMATION

| | |
|-----------------------------------|----------------------------------|
| Foundation Size: _____ | Office Space: 4040 sqft |
| No. of Units: 1 | Air Conditioning: CAC |
| No. of Floors: 1 | Type of Heat: GFA |
| Parcel # 1702589 | Power Available: _____ |
| Total Usable Sq. Ft: 4,040 | Electric Service: _____ |
| Age of Bldg: 1970 | Thickness of Floor: _____ |
| Elevators: _____ | Unit/Bay Sizes: _____ |
| Sprinklers: _____ | Plans Available: Yes |
| Ceiling Height: _____ | Parking Spaces: _____ |
| Docks: _____ | Description: _____ |
| Drive in Doors: _____ | |
| Size: _____ | |

ADDITIONAL INFORMATION

Approx 4800 sqft Retail/Office Space For Lease
 3 Large Rooms, 4 Offices, Waiting/Reception Area, Break Room, 2 RR
 Centrally located near Belden Village Mall, Restaurants
 Jackson Twp./ Plain LSD
 Plenty of Parking
 Easy access to Rt 77
 Base Rent is \$9.50/sqft + \$2.25/sqft NNN + Utilities
 1st month rent and security deposit equal to 1 month rent due at lease signing
 Multi Tenant building. Utilities are prorated based on sqft.

Frontage: _____
Depth: _____
Zoning JAC B-3
Gas: Dominion
Water: Public
Sewer: Public
Electric: Ohio Power
Topography: _____
Survey Available _____
Distance: _____
Traffic Count: _____
Rail: _____

The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy herein.