



..... Est. 1985

www.putmanproperties.com

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4065 Fulton Dr. NW, Canton, OH 44718



5,049 SQ. FT. OFFICE/RETAIL SPACE

117 3rd Street E, Uhrichsville, OH, 44638

Directions: I-77 South to Exit 81, take ramp right for US-250E towards Uhrichsville, Keep straight onto N. Water Street turn left onto E. 3rd St., building on left next to Chase Bank.

BUILDING INFO

Previous: Brite Futures
Total Sq. Ft.: 5,049
Available Office: 5,049
Available :
Units:
Floor(s): 1
Year Built: 1929
Roof: Flat Asphalt/Shingle
Ceiling Height:
Sprinklers:
Elevator:
Heat: Gas
Air: Central

UTILITIES

Gas: Dominion
Electric: AEP
Water: Twin City Water & Sewer
Sewer: Twin City Water & Sewer
Internet:

SITE INFO

Acre(s): 0.15
Frontage: 52'
Depth: 132'
County: Tuscarawas
Township: Mill Twp
Zoning: Business
Topo: Level
Nearby Hwy: I-77/US250
Distance: approx. 10mi
Traffic Count:
Bus Lines:
Rail Name:
Miscellaneous:
The tenant, The Village Network, is a 501C3 with 20 locations in Ohio and has occupied the building for more than five years.

SALE INFO

Sale Price: \$140,000.00
Terms/Finance:
Gross Income: \$19,819.00
RE Taxes/Year: \$2,197.00
Expenses: \$2,313.22
Net Oper Income: \$12,914.00
Occupied By: Village Network

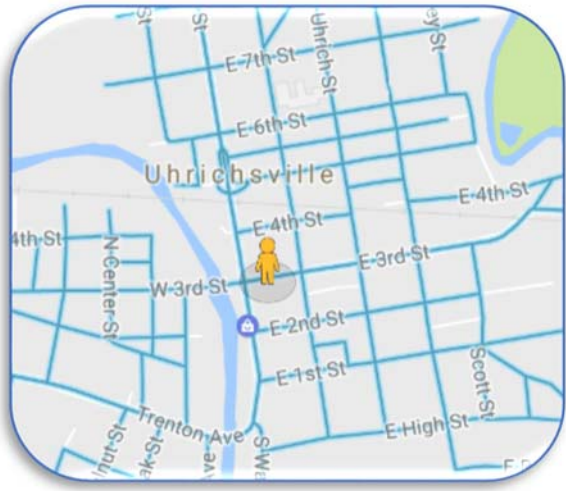
LEASE INFO

Office
S.F. Avail: 5,049
\$/S.F.: \$3.93
\$/Mo: \$1,651.58
Terms/Poss: Net Lease

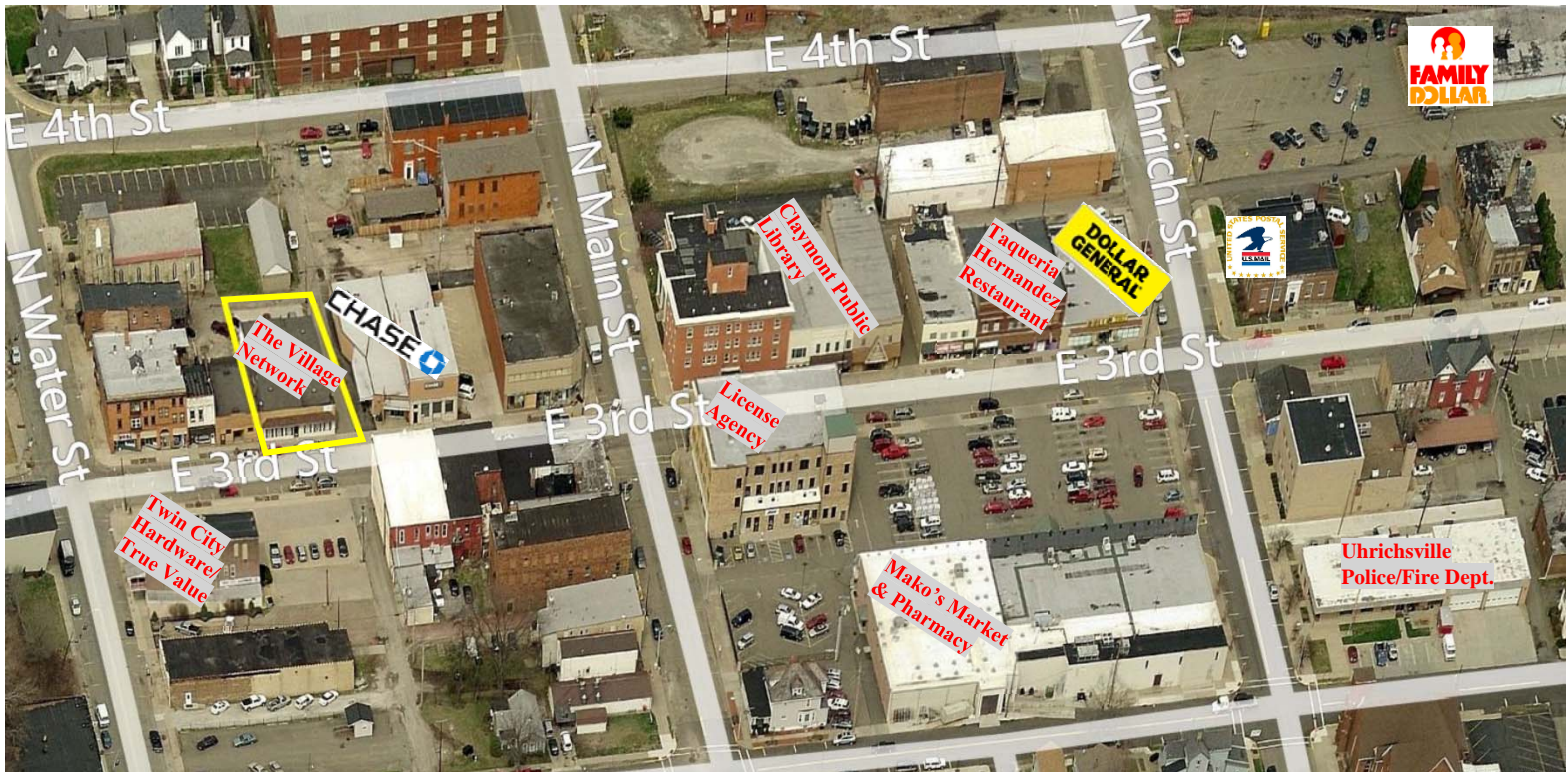
	Tenant	Owner
Gas/Electric:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water/Sewer:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Taxes/Insur:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Maint/Repairs:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

OTHER

Unit/Bay Size:
Construction: Block/Wood
Docks:
OH Doors:
Investment Property in revitalized downtown area. Office building contains 8 offices, kitchen and two restrooms. Approximately 30'x50' concrete parking area in rear along with front on street parking. Current lease is through May 2018.



**INVESTMENT PROPERTY
FOR SALE: \$140,000
5,049 SQ. FT.
OCCUPIED BY
THE VILLAGE NETWORK**



Marketed by:

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and

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