

For Sale/Lease

2,304 SQ.FT. FREE STAND RETAIL BUILDING

3570 Lincoln Way E, Massillon, OH, 44646



BUILDING INFO

Previous Use: Dry Cleaners
 Total Sq. Ft.: 2,304
 Available :
 Available : **2,304**
 Units: 1
 Floor(s): 1
 Year Built: 1939
 Roof: Asphalt
 Ceiling Height:
 Sprinklers: no
 Elevator: no
 Heat: Gas
 Air:

SITE INFO

Acre(s): 0.18
 Frontage: 48'
 Depth: 166'
 County: Stark
 Township: Perry
 Zoning: B-2
 Topo: Level
 Nearby Hwy: I-77
 Distance: 4 Miles
 Traffic Count: 22900
 Bus Lines:
 Rail Name:

Directions:
 I-77 to exit 105/OH-172, west onto Tuscarawas St, property is on the northwest corner of Lincoln Way & Genoa Ave NW or SR-21 to Lillian Gish exit Downtown Massillon, go east several miles.

Miscellaneous:
 Excellent visibility at corner of Lincoln Way and Genoa. Traffic light location. High traffic/visibility. Excellent office, medical, retail location located in Perry Township between Massillon and Canton.

SALE INFO

Sale Price: \$165,000.00
 Terms/Finance:
 Gross Income:
 RE Taxes/Year: \$2,104.44
 Expenses:
 Net Oper Income:
 Occupied By:

LEASE INFO

S.F. Avail: 2,304
 \$/S.F.: \$7.50
 \$/Mo: \$1,440.00
 Terms/Poss:

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

UTILITIES

Gas: Dominion East Ohio Gas
 Electric: Ohio Edison
 Water: City of Massillon
 Sewer: Stark County
 Internet: Spectrum

OTHER

Unit/Bay Size: New roof included at Seller's cost of \$15,000. Former dry cleaners.
 Constructor: Brick on Masonry
 Docks: 0
 OH Doors: 1
 No corporate or personal income taxes in Perry.



Tim Putman

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4065 Fulton Dr. NW,
Canton, OH 44718

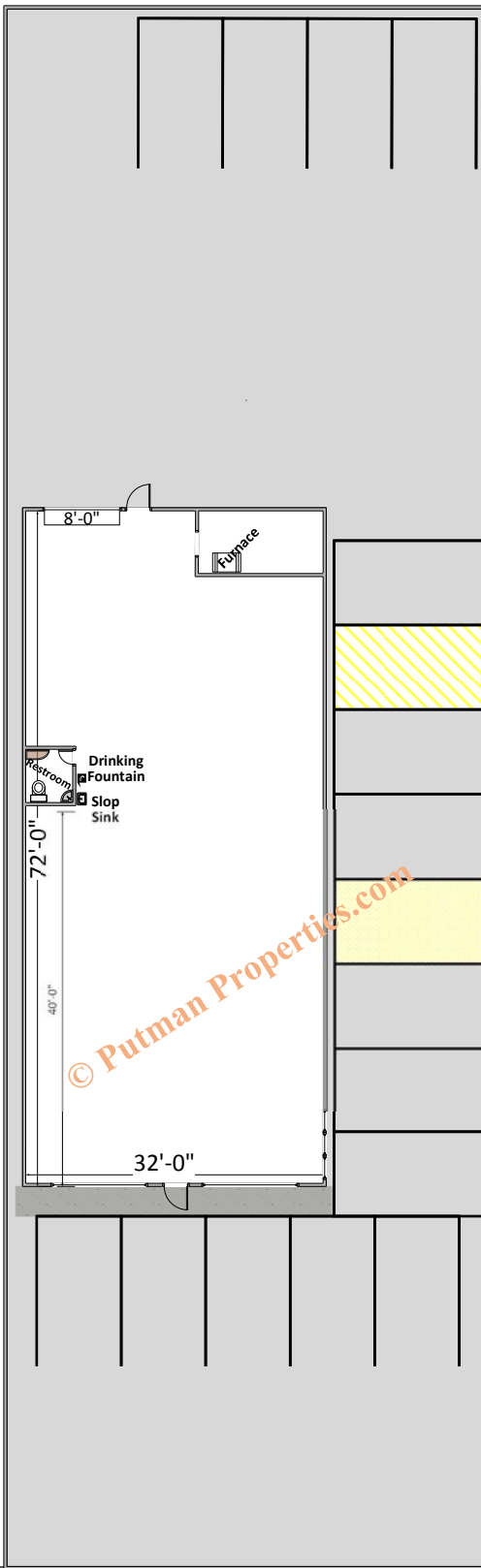
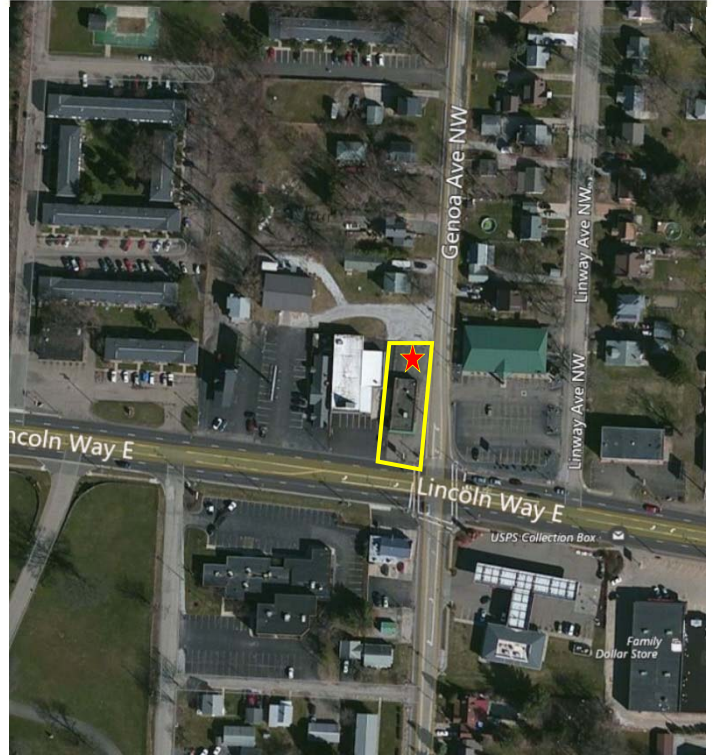


..... Est. 1985

www.putmanproperties.com

3570 Lincoln Way East
Massillon, OH 44646

FOR SALE OR LEASE
2,304 SQ. FT.
FREE STANDING RETAIL SPACE
\$165,000 OR \$1,440 per month



GENOA AVE SW

LINCOLN WAY E (172)

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