

For Sale/Lease

5,000 SQ.FT. SHOP ON 2.2 ACRES

1306 Purney Court SE, Canton, OH, 44707



BUILDING INFO

Previous Use: OVIVO
 Total Sq. Ft.: 5,000
 Available :
 Available : **5,000**
 Units: 1
 Floor(s): 1
 Year Built: 1985
 Roof: Flat
 Ceiling Height: 20'
 Sprinklers: no
 Elevator: no
 Heat: Gas
 Air: Office Only

SITE INFO

Acre(s): 2.22
 Frontage: 583'
 Depth: 150'
 County: Stark
 Township: Canton City
 Zoning: I-1
 Topo: Level
 Nearby Hwy: S.R. 30
 Distance: 1/4 Mile
 Traffic Count: **41,280 Car/day
 Bus Lines:
 Rail Name:

Directions:
 I-77 to Exit 104/US-30 E/E Liverpool, take the OH -43/Cherry Ave/Downtown exit, at end of ramp cross Cherry to 14th St SE, turn right on Purney Ct SE.

Miscellaneous:
 Close to intersection of I-77 and visible from Route 30. Zoned industrial with 2.2 acres. Plenty of room for expansion, another building or fenced yard.

CAM of \$1.02 or \$425/mo includes real estate taxes, insurance, and maintenance/repairs.

SALE INFO

Sale Price:
 Terms/Finance:
 Gross Income:
 RE Taxes/Year: \$3,262.96
 Expenses:
 Net Oper Income:
 Occupied By: Vacant

LEASE INFO

S.F. Avail: 5,000
 \$/S.F.: \$6.60
 \$/Mo: \$2,750.00

	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 checked="" type="checkbox"/>

UTILITIES

Gas: Dominion East Ohio Gas
 Electric: AEP
 Water: Canton City
 Sewer: Stark County
 Internet: Spectrum/AT&T

OTHER

Unit/Bay Size: 50'x100'
 Construction: Brick and Block
 Docks: 0
 OH Doors: (2) 10'x14'

Great shop featuring three (3) ton, pendant controlled crane, 50HP compressor with air lines, two (2) drive in 10'x14' overhead doors, concrete drive, nice offices, restrooms, lunch room, and training room.



Weslee Heiser

wheiser@putmanproperties.com

CELL: (330) 323-1676

O • 330-498-4400

F • 330-498-3800

4065 Fulton Dr. NW,
 Canton, OH 44718

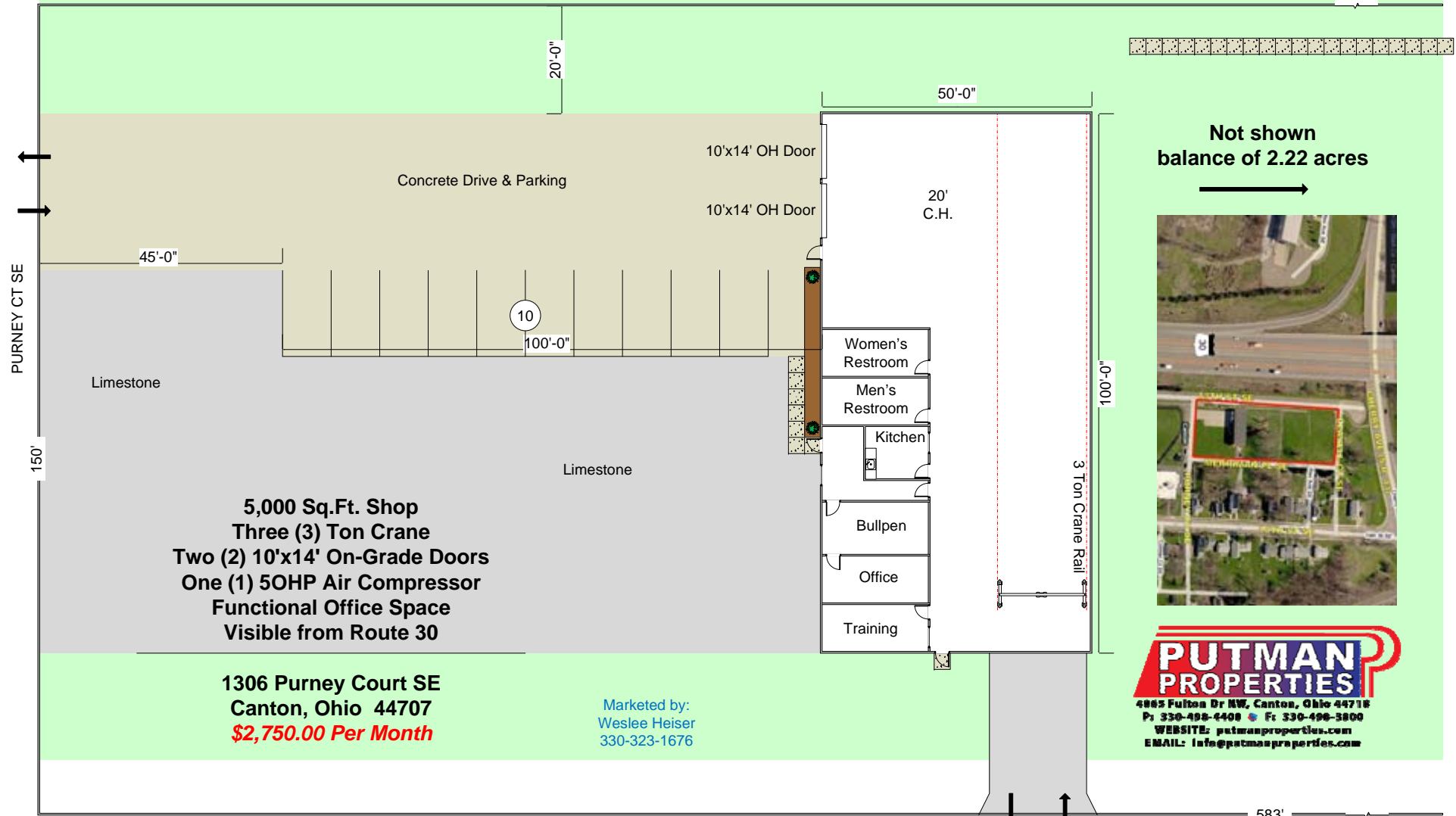


..... Est. 1985

www.putmanproperties.com



13TH ST SE



Not shown
balance of 2.22 acres



1306 Purney Court SE
Canton, Ohio 44707
\$2,750.00 Per Month

Marketed by:
Weslee Heiser
330-323-1676

PUTMAN PROPERTIES

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MERRIMAN PL SE

583'