

FOR SALE *REDUCED* 280 FT FRONTAGE - CLEVELAND

**PUTMAN
PROPERTIES**

Integrity and Trust Since 1985

GREAT REDEVELOPMENT OPPORTUNITY - FRONTAGE ZONED B-3



- In the City of Canton, a Prime Location offers a GREAT REDEVELOPMENT OPPORTUNITY
- Three parcels – Approx. 1.44 acres or 280' Frontage
- Traffic light intersection of Cleveland Ave & 38th St.
- Traffic Count: 16,700 daily
- All parcels located on the west side of Cleveland Ave NW near 38th Street.

GREAT REDEVELOPMENT OPPORTUNITY on approximately 1.44 acres in prime location. Three parcels consisting of .55 ac. vacant lot, 2-story house (3747) zoned retail w/3 bedrooms, 1-bath, and 2-story office building (3757) with approximately 4,956 sf w/1-3 offices. Traffic light at 38th St. intersection. High traffic area. Parcels can be sold separately or as part of a redevelopment opportunity.

Sale Price:	\$650,000.00
Year Built:	1913/1974
Acreage:	1.44



Tim Putman

Cell: (330) 495-0600

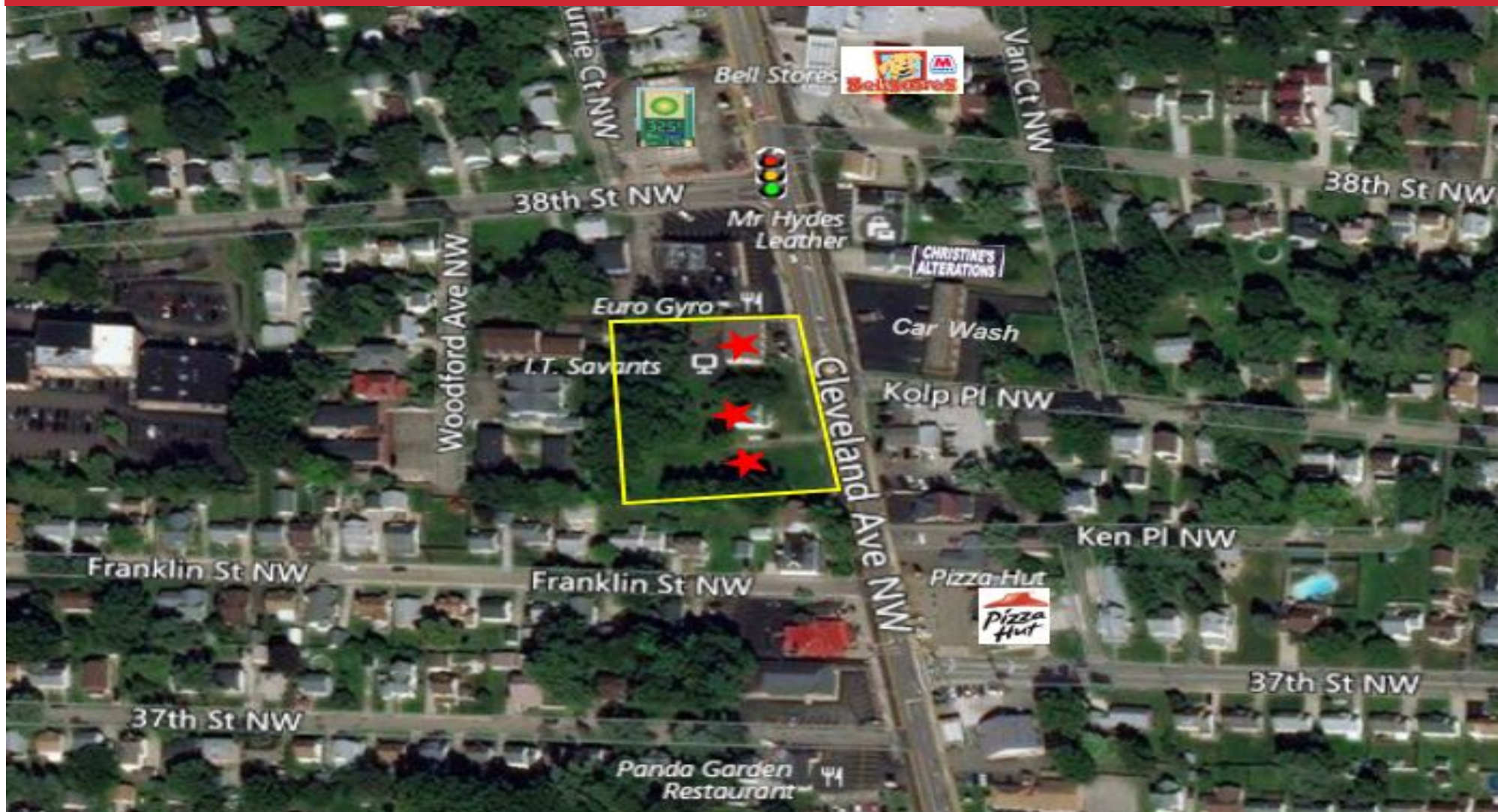
tputman@putmanproperties.com

www.putmanproperties.com

4065 Fulton Dr. NW
Canton, OH 44718

FOR SALE *REDUCED* 280 FT FRONTAGE - CLEVELAND AVE NW

3741 - 3757 Cleveland Ave NW, Canton, OH, 44709



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BUILDING INFO

Previous: business
Retail: Vacant Land
Office: Multi-Tenant
Units: 2
Floor(s): 1-2
Year Built: 1913/1974
Roof: Shingle
Heat: Gas
Air: Central
Construction: brick/wood

UTILITIES

Gas: Dominion
Electric: AEP
Water: Canton City
Sewer: Canton City
Internet: Spectrum

ADDITIONAL INFO

- Great Redevelopment Opportunity
- Prime Location
- Heavy Traffic Area
- Three consecutive lots on west side suitable for redevelopment



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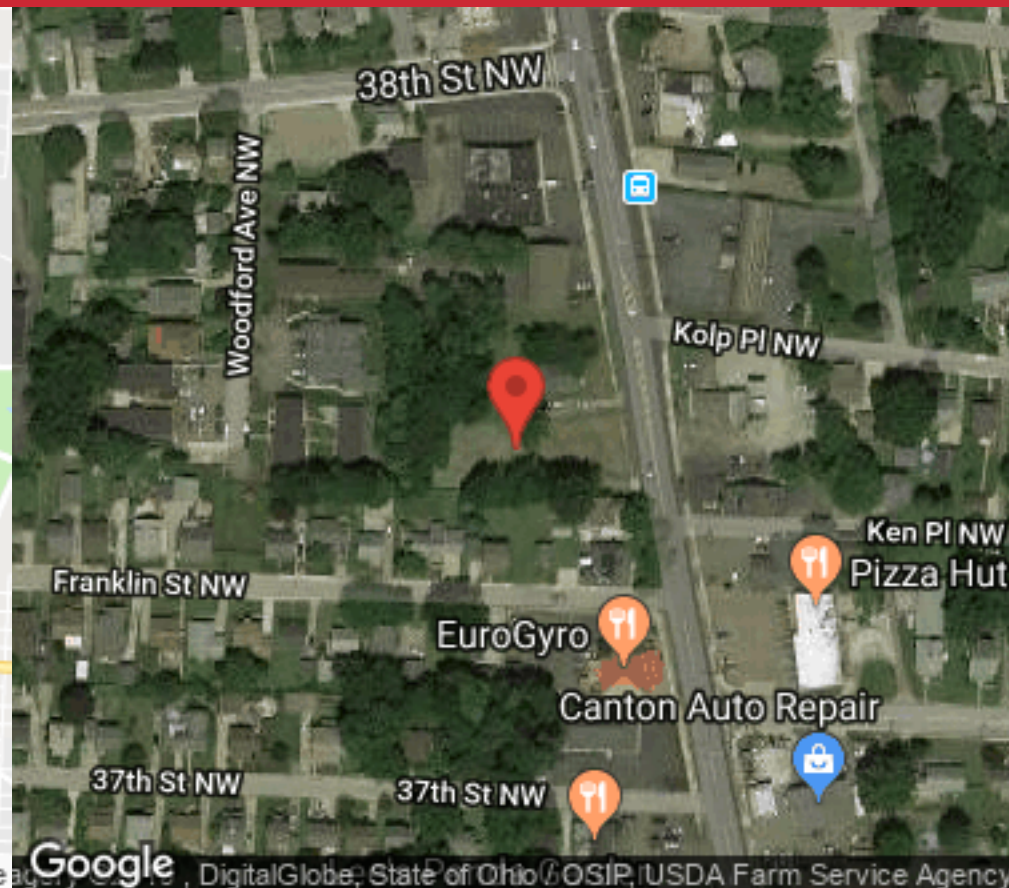
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Directions: 77 to 62E, take Cleveland Avenue exit, turn right onto Cleveland Avenue, follow north to Franklin St. NW, Property on left just past Franklin & south of 38th Street.



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SITE INFO

Acre(s):	1.44
Frontage:	280'
Depth:	258.75
County:	Stark
Township:	McKinley
Zoning:	R3/B3
Topo:	level
Nearby Hwy:	US62/I77
Distance:	.6 miles
Traffic Count:	25,151
Bus Lines:	Yes



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