

# For Lease

## 1,500 - 3,000 SQ.FT. RETAIL SPACE FOR LEASE

7783 Cleveland Ave NW, North Canton, OH, 44720



### BUILDING INFO

Previous Use: Retail  
Total Sq. Ft.: 8,200  
Available : 1,500  
Available : 3,000  
Units: 1-2  
Floor(s): 1  
Year Built: 2004  
Roof: Asphalt  
Ceiling Height:  
Sprinklers: no  
Elevator: no  
Heat: Gas  
Air: Central

### SITE INFO

Acre(s): 1.22  
Frontage: 255.38'  
Depth: 168'  
County: Stark  
Township: Plain  
Zoning: B-2  
Topo: Level  
Nearby Hwy: I-77  
Distance: 2 Miles  
Traffic Count: 18000  
Bus Lines: ☒  
Rail Name:  
Directions: I-77 to exit 112/Shuffel St, right onto Shuffel St NW, left onto Pittsburg Ave NW, right onto Orion St NW, left onto Cleveland Ave NW.  
Miscellaneous: Excellent visibility at corner of Cleveland and Orion. Plenty of striped parking at your door.

### SALE INFO

Sale Price:  
Terms/Finance:  
Gross Income:  
RE Taxes/Year: \$20,280.34  
Expenses:  
Net Oper Income:  
Occupied By:

### LEASE INFO

S.F. Avail:	1,500	3,000
\$/S.F.:	\$12.00	\$12.00
\$/Mo:	\$1,500.00	\$3,000.00
Terms/Poss:		

### UTILITIES

Gas: Dominion East Ohio Gas  
Electric: First Energy  
Water: North Canton  
Sewer: Stark County

### OTHER

Unit/Bay Size:  
Construction: Split Face Block  
Docks: 0  
OH Doors: 0  
Great opportunity to cohabitate with well establish owner/occupant Family Video. New unit to be created - separate entrance. Owners will renovate for a credit tenant.

	Tenant	Owner
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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"/>



**Steve Marcelli**

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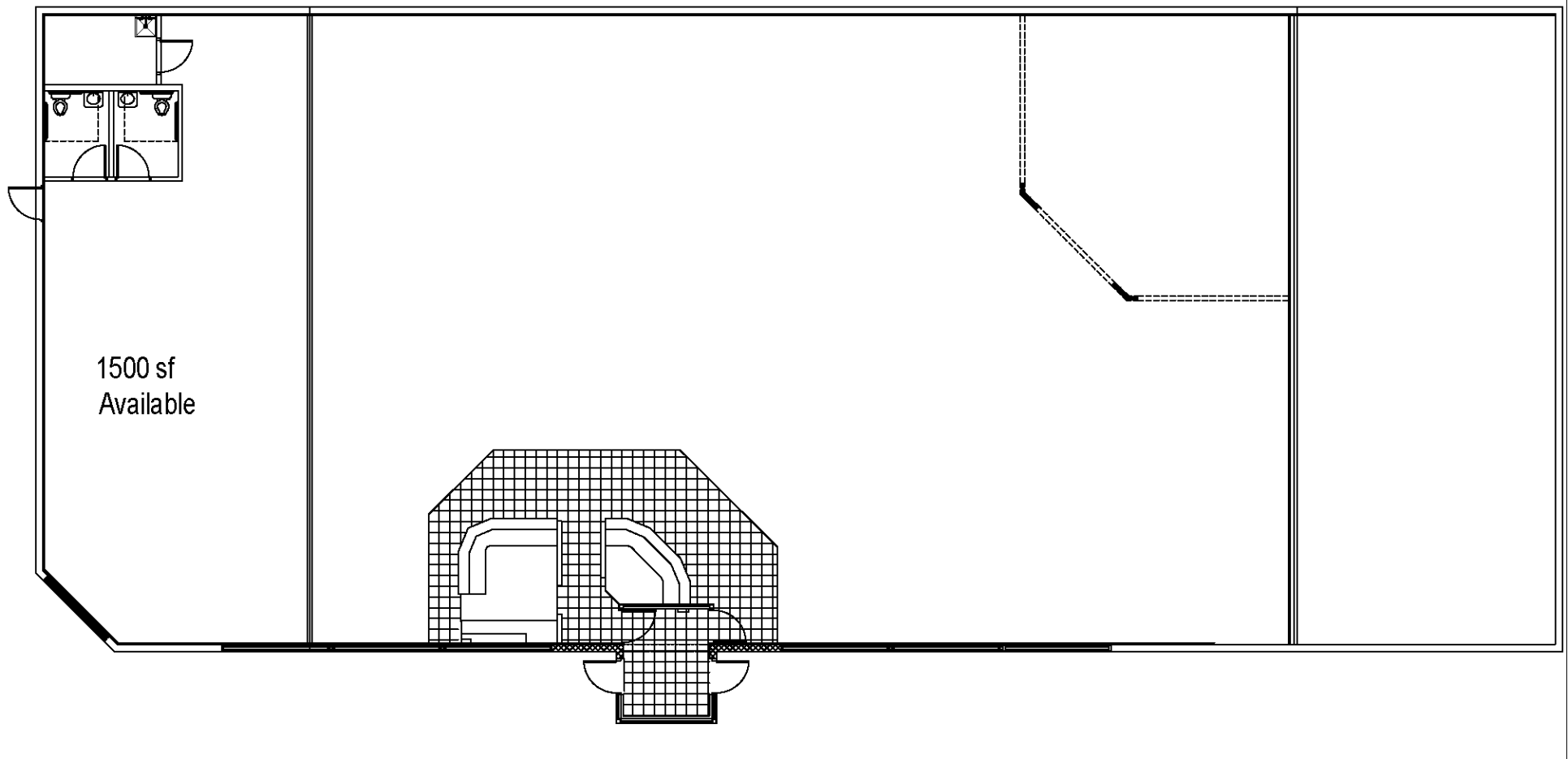
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4065 Fulton Dr. NW, Canton, OH 44718

**PUTMAN  
PROPERTIES**

..... Est. 1985 .....

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**1,500 – 3,000 Sq.Ft. Retail Space  
For Lease  
7783 Cleveland Ave NW  
North Canton, Ohio 44720**

**\$12.00 Per Sq.Ft.**

**Marketed By:  
Steve Marcelli  
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**PUTMAN  
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