



..... Est. 1985 .....  
www.putmanproperties.com

### Spencer Hartung

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4065 Fulton Dr. NW, Canton, OH 44718



## 1,100 SQ. FT. OFFICE SPACE FOR LEASE

1177 Main Street South, Suite C4, North Canton, OH, 44720

Directions: I-77 to exit #109B/Everhard Rd., east on Everhard Rd. NW to 'T' at Main, left turn north on Main St. S., property on the northwest corner of Main St. and James St. on left across from Ro's Ice Cream stand.

#### BUILDING INFO

Previous: Office  
Total Sq. Ft.: 10,299  
Available : 1,100  
Available : 0  
Units:  
Floor(s): 2  
Year Built: 1979  
Roof: Shingle  
Ceiling Height:  
Sprinklers: no  
Elevator: no  
Heat: Gas  
Air: Central

#### UTILITIES

Gas: Dominion East Ohio Gas  
Electric: AEP  
Water: North Canton  
Sewer: North Canton  
Internet:

#### SITE INFO

Acre(s): 1.28  
Frontage: 209.42'  
Depth: 320.66'  
County: Stark  
Township:  
Zoning: O.B. Office Building  
Topo: Generally Level  
Nearby Hwy: I-77  
Distance: 1 Mile  
Traffic Count: 17027  
Bus Lines: ☒  
Rail Name:  
Miscellaneous:  
Nice 2-story atrium w/tile flooring. Five (5) private offices. Other available office spaces are 600 sf & 1,100 sf. Common area restrooms. \$12.00 per square foot. Includes water/sewer and trash. Tenant pays gas/electric. No extra charges for snow removal, landscaping, etc.

#### SALE INFO

Sale Price:  
Terms/Finance: For Lease Only  
Gross Income:  
RE Taxes/Year:  
Expenses:  
Net Oper Income:  
Occupied By:

#### LEASE INFO

S.F. Avail:	1,100	0
\$/S.F.:	\$12.00	\$0.00
\$/Mo:	\$1,100.00	\$0.00

Terms/Poss:

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

#### OTHER

Unit/Bay Size:		Great opportunity for renovated professional office space along South Main St. in North Canton. High visibility. Plenty of asphalt parking - 71 Striped parking spaces; ADA restrooms. Five private offices with open area on a walkup second floor - newly renovated. Home to Yara Capelli Salon.
Construction:	Brick/Frame	
Docks:		
OH Doors:		

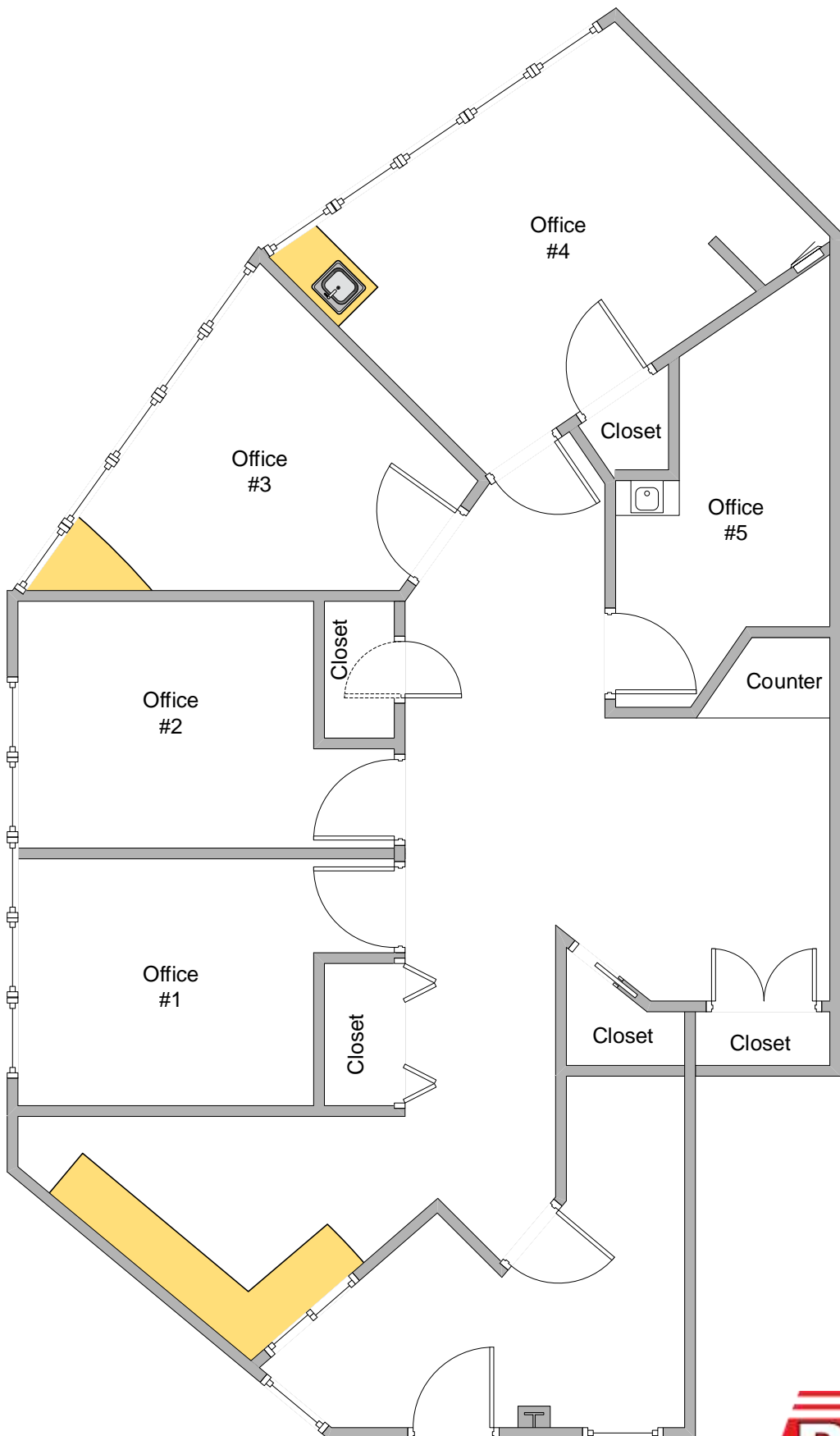
**1177 S Main St**  
**Suite C4 - 2<sup>nd</sup> Floor**  
**North Canton, Ohio 44720**

**1,100 Sq. Ft.**  
**Office Suite For Lease**

**\$12.00 Per Sq. Ft.**  
**\$1,100 Per Month**

**Tenant pays Gas and Electric**  
**Owner pays water,**  
**sewer & trash**

- **New flooring**
- **Fresh paint**
- **Asphalt & lighted parking lot**



**Marketed By:**

**Spencer Hartung**  
**Cell: 330.936.0276**



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