Spencer Hartung

Cell: (330) 936-0276

E-Mail: spencer@putmanproperties.com

Saylor Putman

Cell: (330) 495-8292

E-Mail: saylor@putmanproperties.com

2,300 S.F. RESTAURANT, SERVICE OR OFFICE

1303 Monroe Ave NW, New Philadelphia, OH, 44663

Directions: I-77 to Exit 83, Dover, Rt 39, Left at light, Right on Tuscarawas, go into New Phil, Left on Wabash

BUILDING INFO

Previous:	Mama C's
Total Sq. Ft.:	23,510
Available Restaurant:	**2,300**
Available Available:	
Units:	1
Floor(s):	1
Year Built:	1973
Roof:	Rubber
Ceiling Height:	10'
Sprinklers:	no
Elevator:	no
Heat:	Gas
Air:	Central

UTILITIES

Gas:	Dominion East Ohio
Electric:	AEP
Water:	New Philadelphia
Sewer:	New Philadelphia
Internet:	

SITE INFO

Acre(s):	2.13
Frontage:	500'
Depth:	150'
County:	Tuscarawas
Township:	
Zoning:	Commercial
Topo:	Level
Nearby Hwy:	Exit 83
Distance:	3 Miles
Traffic Count:	
Bus Lines:	☐
Rail Name:	

Miscellaneous:
Located in the heart of Dover/New Philadelphia, Monroe Plaza offers a convenient location with plenty of free parking. CAM of $2.40/sq.ft. or $460/mo. includes R.E. taxes, insurance, snowplowing & salt, landscaping, exterior windows, security lighting, & trash.

SALE INFO

Sale Price:	
Terms/Finance:	
Gross Income:	$0.00
RE Taxes/Year:	
Expenses:	
Net Oper Income:	
Occupied By:	

LEASE INFO

	Restaurant	Available
S.F. Avail:	2300	
$/S.F.:	$10.00	
$/Mo:	$1,916.67	
Terms/Poss:		

	Tenant	Owner
Gas/Electric:	✔	☐
Water/Sewer:	✔	☐
Taxes/Insur:	✔	☐
Maint/Repairs:	✔	✔

OTHER

Unit/Bay Size:	
Construction:	Steel/Brick/Block
Docks:	
OH Doors:	

Located in popular Monroe Plaza near the YMCA & hospital, this former pizza unit is partially furnished, 3 compartment sink, hand washing sink and freezer/cooler combo. Owners will renovate.

Floor Plan

46'-0"

HOOD

HOOD SYSTEM

5'-0" Freezer

9'-0" Storage

11'-0"

Cooler

7'-0"

12'-0"

5'-0"

Available 2,300 sq.ft.

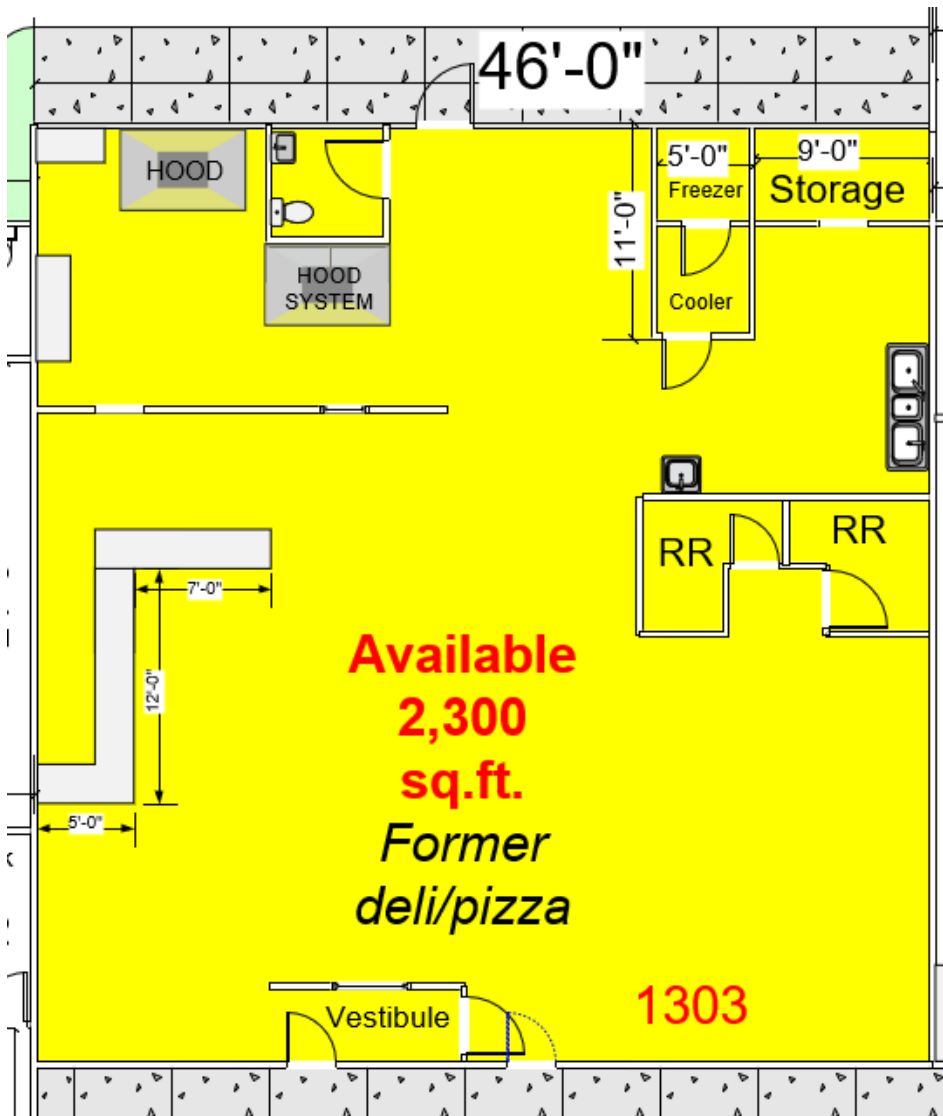*Former deli/pizza*

RR RR

Vestibule

1303

Property Details

Monroe Plaza
1303 Monroe Ave
New Philadelphia, Ohio 44663

2,300 Sq.Ft.

Restaurant / Service Space
Triple Net + Utilities

Base Rent:	**$ 10.00/sq. ft.**
CAM:	**$ 2.40/sq. ft.**
Total:	**$12.40/sq. ft.**

CAM – Common Area Maintenance Is the reimbursement by Tenant to Landlord of real estate taxes, property insurance, landscape maintenance, snow plowing & salt, exterior window washing, parking lot maintenance, security lighting etc.

Owners will renovate.

Marketed By:
Saylor Putman
(330) 495-8292 – cell

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(330) 936-0276 - cell

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

PUTMAN PROPERTIES

4065 Fulton Dr NW, Canton, Ohio 44718
P: 330-498-4400 ● F: 330-498-3800
WEBSITE: putmanproperties.com
EMAIL: info@putmanproperties.com