



..... Est. 1985
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4065 Fulton Dr. NW, Canton, OH 44718



1,100, 1,200 or 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: Your Pizza Shop
Total Sq. Ft.: 23,510
Available Restaurant: **1,100**
Available Office: **1,200**
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	Office
S.F. Avail:	1100	1,200
\$/S.F.:	\$10.00	\$10.00
\$/Mo:	\$916.67	\$1,000.00

Terms/Poss:

	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"/>

OTHER

Unit/Bay Size: 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 including separating into two (2) suites for a credit tenant.
Construction: Steel/Brick/Block
Docks:
OH Doors:

Monroe Plaza
1303 Monroe Ave
New Philadelphia, Ohio 44663

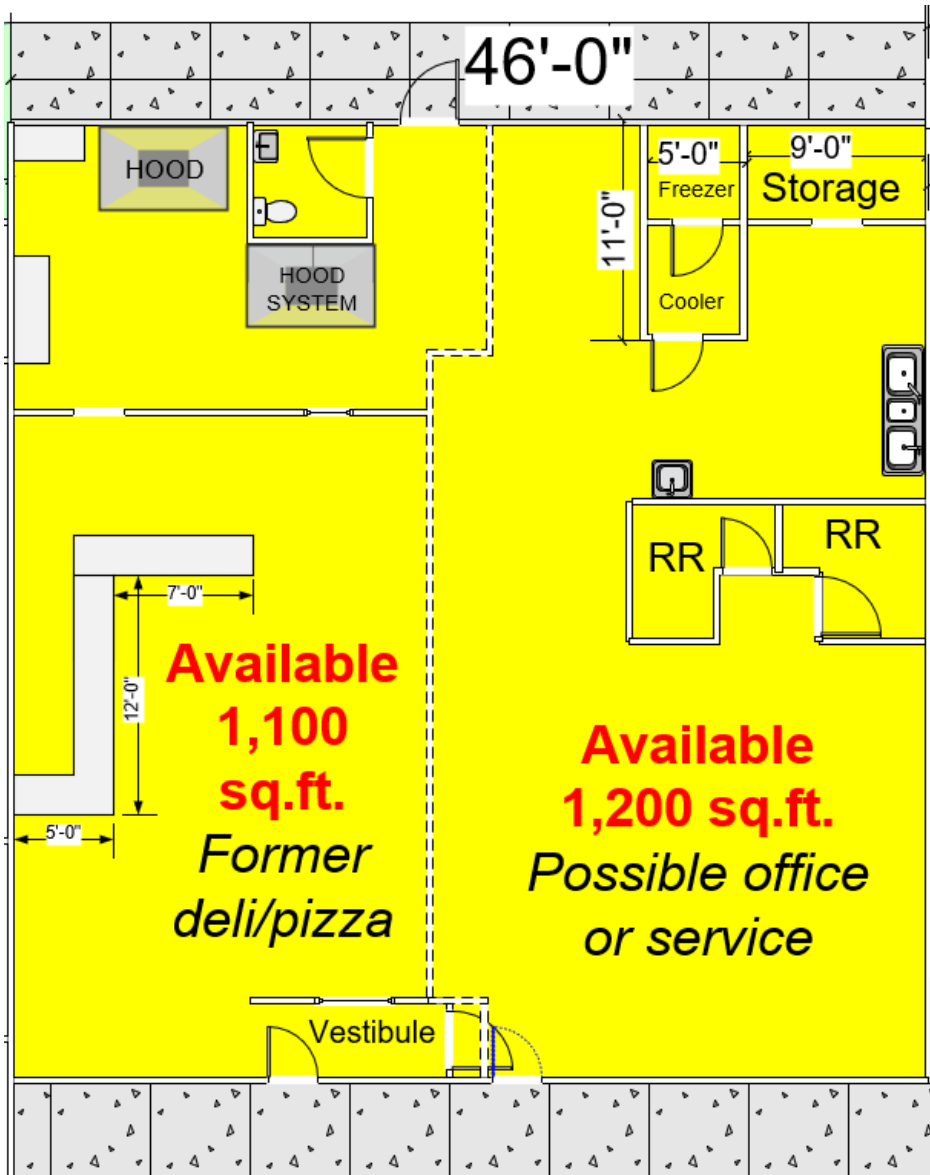
1,100, 1,200 or
2,300 Sq.Ft.

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 including
 separating into two (2) suites for a
 credit tenant.



Available
1,100
sq.ft.
Former
deli/pizza

Available
1,200 sq.ft.
Possible office
or service



DASHED lines represent possible demising wall.

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

Marketed By:
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