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4065 Fulton Dr. NW, Canton, OH 44718



800 SQ.FT. OFFICE OR SERVICE SPACE

2882 Whipple Ave NW, Canton, OH, 44708

Directions: From I-77 at Fulton Dr exit in Canton, take Fulton west to Hills & Dales Rd, keep straight to Whipple Ave light. Turn left (south). Property on left.

BUILDING INFO

Previous: Office
Total Sq. Ft.: 20,100
Available Office: **800**
Available :
Units: 1
Floor(s): 1
Year Built:
Roof: Asphalt
Ceiling Height: 8-9'
Sprinklers: no
Elevator: no
Heat: Electric Heat Pumps
Air: Central

UTILITIES

Gas: N/A
Electric: AEP
Water: Canton City
Sewer: Stark County
Internet: Spectrum

SITE INFO

Acre(s): 1.32
Frontage: 325.29'
Depth: 255'
County: Stark
Township: Plain
Zoning: B-1
Topo: Level
Nearby Hwy: I-77
Distance: 1.5 Miles
Traffic Count: 19618
Bus Lines:
Rail Name:
Miscellaneous:
Convenient plaza south of Hills & Dales across from Acme Fresh Market. Multi tenant plaza with plenty of free parking. Plain Township - no income taxes.

SALE INFO

Sale Price:
Terms/Finance:
Gross Income:
RE Taxes/Year:
Expenses:
Net Oper Income:
Occupied By: Avail. 11/1/21

LEASE INFO

Office

S.F. Avail: 800
\$/S.F.: \$12.75
\$/Mo: \$850.00
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

OTHER

Unit/Bay Size:		Former professional office with reception/waiting area, three (3) offices and restroom. Great visibility on busy Whipple Ave, just south of Belden Village. +/-40 Well lit front parking area with additional parking in the rear.
Construction:	Wood Frame	
Docks:	0	\$850 PER MONTH PLUS ELECTRIC - NO CAM FEE!
OH Doors:	0	

**2882 Whipple Ave NW
Canton, Ohio 44708
800 Sq.Ft.
Office/Medical Space**

- Plenty of parking
- One (1) Restroom
- Reception/waiting
- Three (3) offices
- Multi-Tenant Plaza

\$850 per month plus electric – NO CAM FEE



Marketed By:
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