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O • 330-498-4400 | F • 330-498-3800  
4065 Fulton Dr. NW, Canton, OH 44718

**Spencer Hartung**

Cell: (330) 936-0276  
E-Mail: spencer@putmanproperties.com

**None**  
Cell:  
E-Mail: - -



**1,600 SQ.FT. END CAP OFFICE OR SERVICE SPACE**

**2886 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: **1,600**  
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. Pylon sign facing busy Whipple Ave.

**SALE INFO**

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

**LEASE INFO**

Office  
S.F. Avail: 1600  
\$/S.F.: \$12.38  
\$/Mo: \$1,650.00  
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"/>

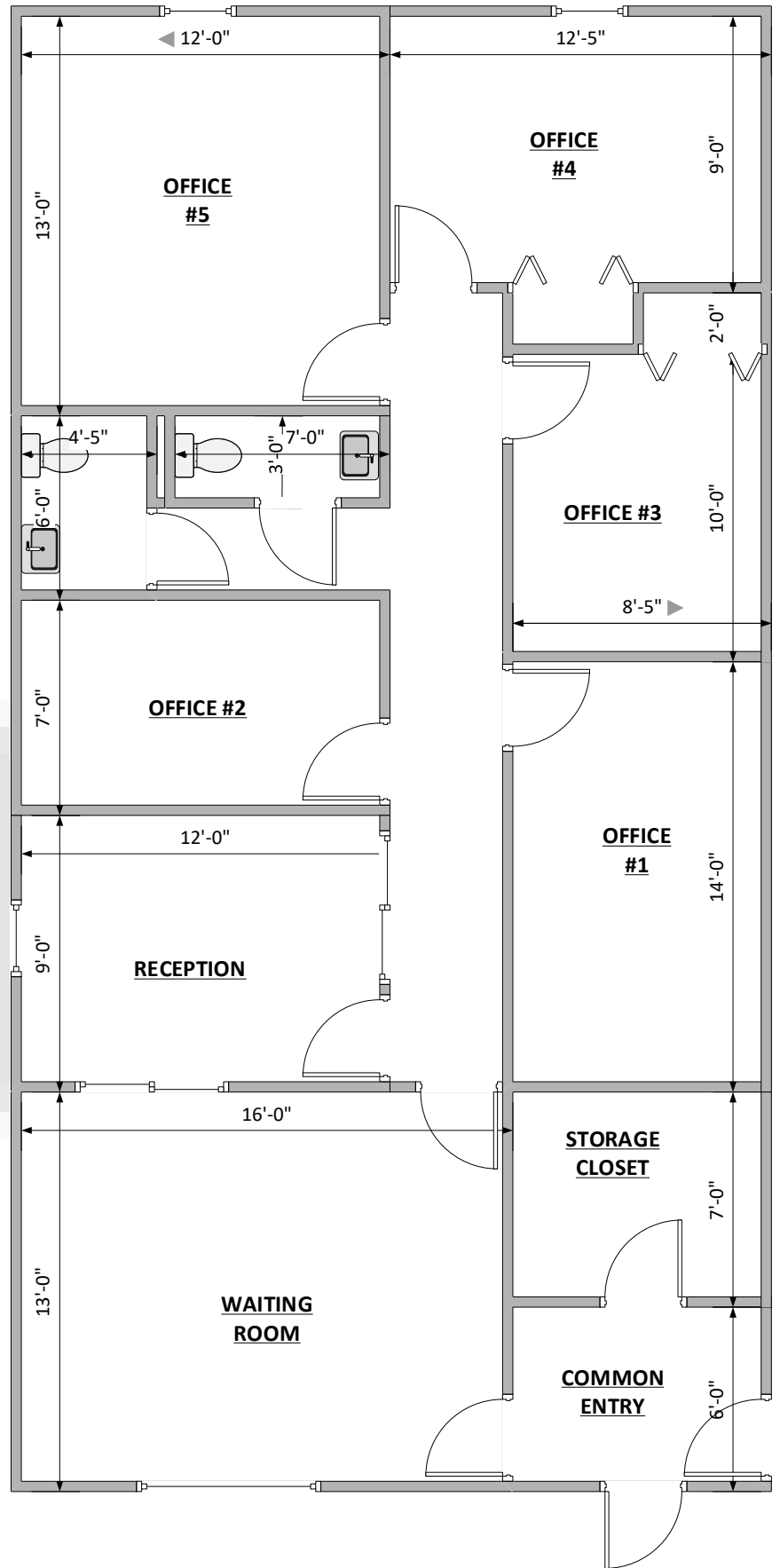
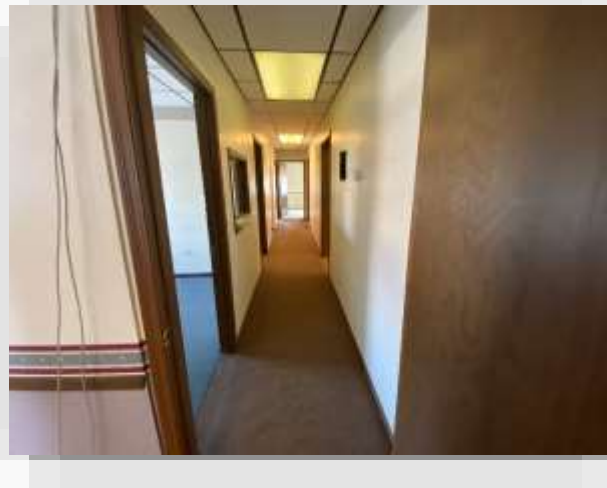
**OTHER**

Unit/Bay Size: Former professional office with reception/waiting area, five (5) offices and two (2) restrooms.  
Construction: Wood Frame Great visibility on busy Whipple Ave, just south of Belden Village. +/-40 Well lit front parking area with additional parking in the rear.  
Docks: 0  
OH Doors: 0  
\$1,650 PER MONTH PLUS ELECTRIC - NO CAM FEE!

**2886 Whipple Ave NW  
Canton, Ohio 44708  
1,600 Sq.Ft.  
Office Space**

- Plenty of parking
- Two (2) Restrooms
- Reception/waiting
- Five (5) offices
- Multi-Tenant Plaza

**\$1,650 per month plus electric  
NO CAM FEE**



Marketed By:  
Spencer Hartung  
330-936-0276



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WEBSITE: [putmanproperties.com](http://putmanproperties.com)  
EMAIL: [info@putmanproperties.com](mailto:info@putmanproperties.com)

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