

.64 AC COMMERCIAL LAND FOR SALE

HARRISON AVENUE SOUTHWEST, CANTON, OH 44706

REDUCED



PROPERTY DESCRIPTION

.64 acre lot listed for sale at \$39,900.

Approximately 132' of frontage on Harrison Ave SW and 210' on Anderson Pl SW.

Asphalted lot with approximately 61 parking spaces. Formerly used for overflow parking but could be redeveloped.

Zoned City of Canton B3 General Business which allows any structure permitted in B-1 or B-2 districts including banks, landscapers, laundry/dry cleaning business, bakery, arcade, contractor shop, print shop, vehicle or boat sales, medical or general office.

Neighbors include Family Dollar, Harrison Paint, Jebco Machine, ALCO-Chem, Inc., K Coatings & Calvary Church.

LOCATION DESCRIPTION

I-77 to Route 30/Route 62, take Harrison exit, then right on Harrison. Property is located on the Northwest corner of Harrison Ave SW and Anderson PL SW.

Great access to Navarre Rd & RT 30/RT 62. 100% exposure to busy Harrison Ave SW. Two (2) points of ingress and egress. One of the highest traffic counts in the SW region of Canton, OH.

Harrison Ave SW traffic count: 6,515 / day

Navarre Rd SW traffic count: 3,107 / day

OFFERING SUMMARY

Sale Price:	\$39,900
Lot Size:	0.64 Acres
Annual Taxes:	\$3,207.00
Parcel #:	219846

Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com



This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition.

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POPULATION

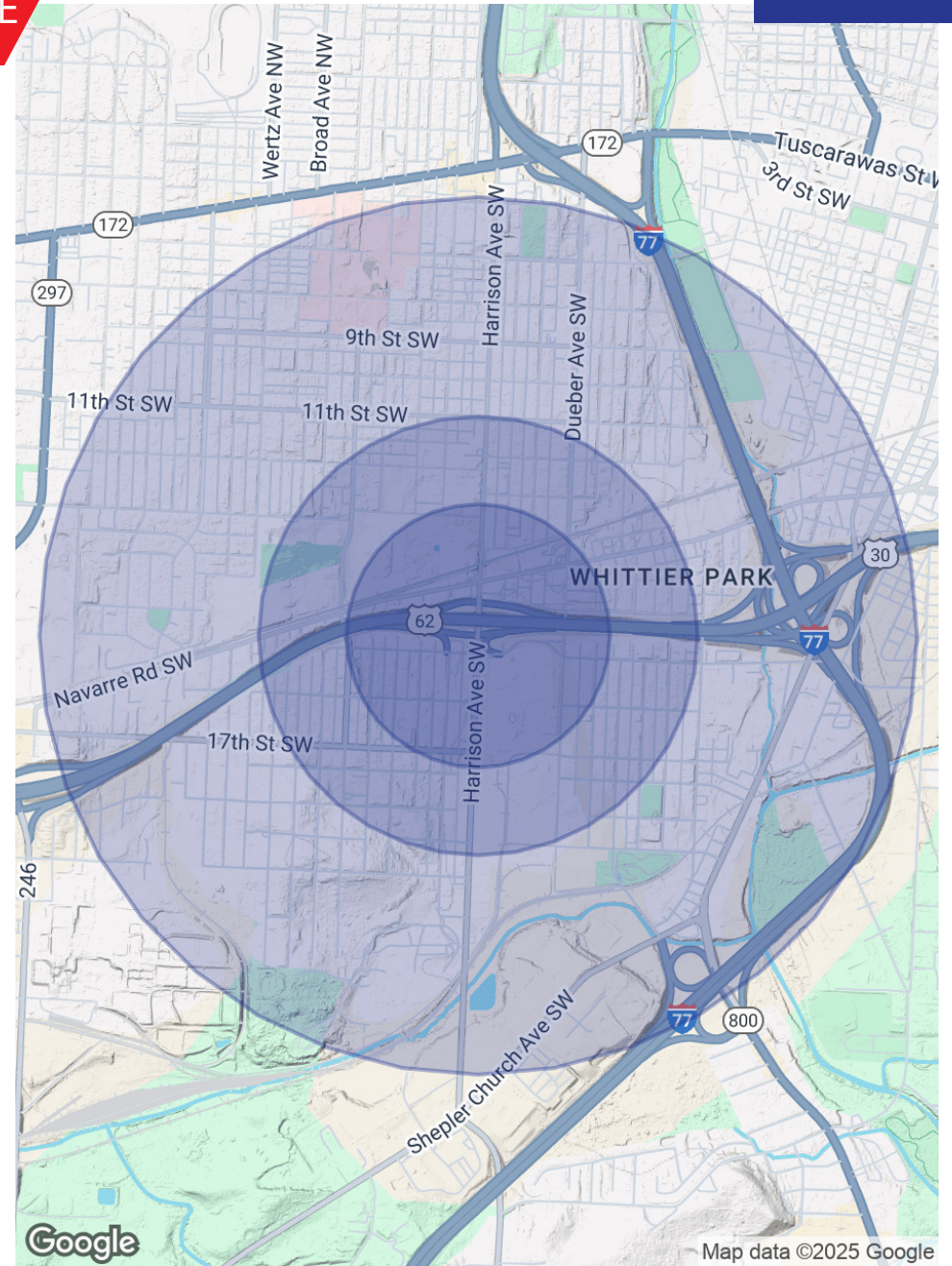
0.3 MILES 0.5 MILES 1 MILE

Total Population	376	2,539	10,283
Average Age	41	38	36
Average Age (Male)	39	37	36
Average Age (Female)	42	39	37

HOUSEHOLDS & INCOME 0.3 MILES 0.5 MILES 1 MILE

Total Households	168	1,057	4,093
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$41,358	\$43,953	\$48,482
Average House Value	\$65,268	\$70,826	\$70,991

Demographics data derived from AlphaMap



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