

MUNSON PROFESSIONAL CENTRE

4792 MUNSON ST NW, CANTON, OH 44718

FOR SALE / LEASE

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3,800 SQ.FT. OFFICE CONDO FOR SALE & LEASE

Approx. 3,240 SF is occupied by two tenants, Ameron Pole Products, LLC. & Caplea & Variola Co., LPA Attorney's at Law. Approx. 560 SF available for lease or for owner occupier.

Owners recently renovated common areas with new LED lighting, new flooring & new fixtures in restrooms. Owners replaced multiple HVAC units.

Tenant pays cable/internet/phone & owners pay gas & electric. Condo Assoc. dues, paid by owners, are \$500 / month & cover snow plowing, landscaping, refuse, water, and other common area maintenance. Real Estate taxes are paid separately by owners. Rent rolls & financials available upon request. Showings available with advance notice. Please do not disturb tenants.

FOR LEASE: 560 SF office - includes private reception/waiting area, 4 offices & restroom. Tenant will also have access to shared kitchenette and extra restroom. Lease rate is \$900/month modified gross (**INCLUDES UTILITES**). Tenant pays cable/internet/phone.

Spencer Hartung

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LOCATION DESCRIPTION

Convenient Belden Village location between Everhard & Dressler in Jackson Township (no personal or corporate income tax) along prestigious Munson St. Ground floor unit with plenty of parking. Other businesses in the park include physicians, CPA, surgeon & counseling.

Take I-77 to Everhard/Dressler to Munson St. Property is on the corner of Munson St & Douglas Cir. Zoned Jackson Township B3 Commercial Business.

OFFERING SUMMARY

Sale Price:	\$229,000
Lease Rate:	\$900 / Month Modified Gross
Available SF:	560 SF
Building Size:	3,800 SF
Year Built:	1981

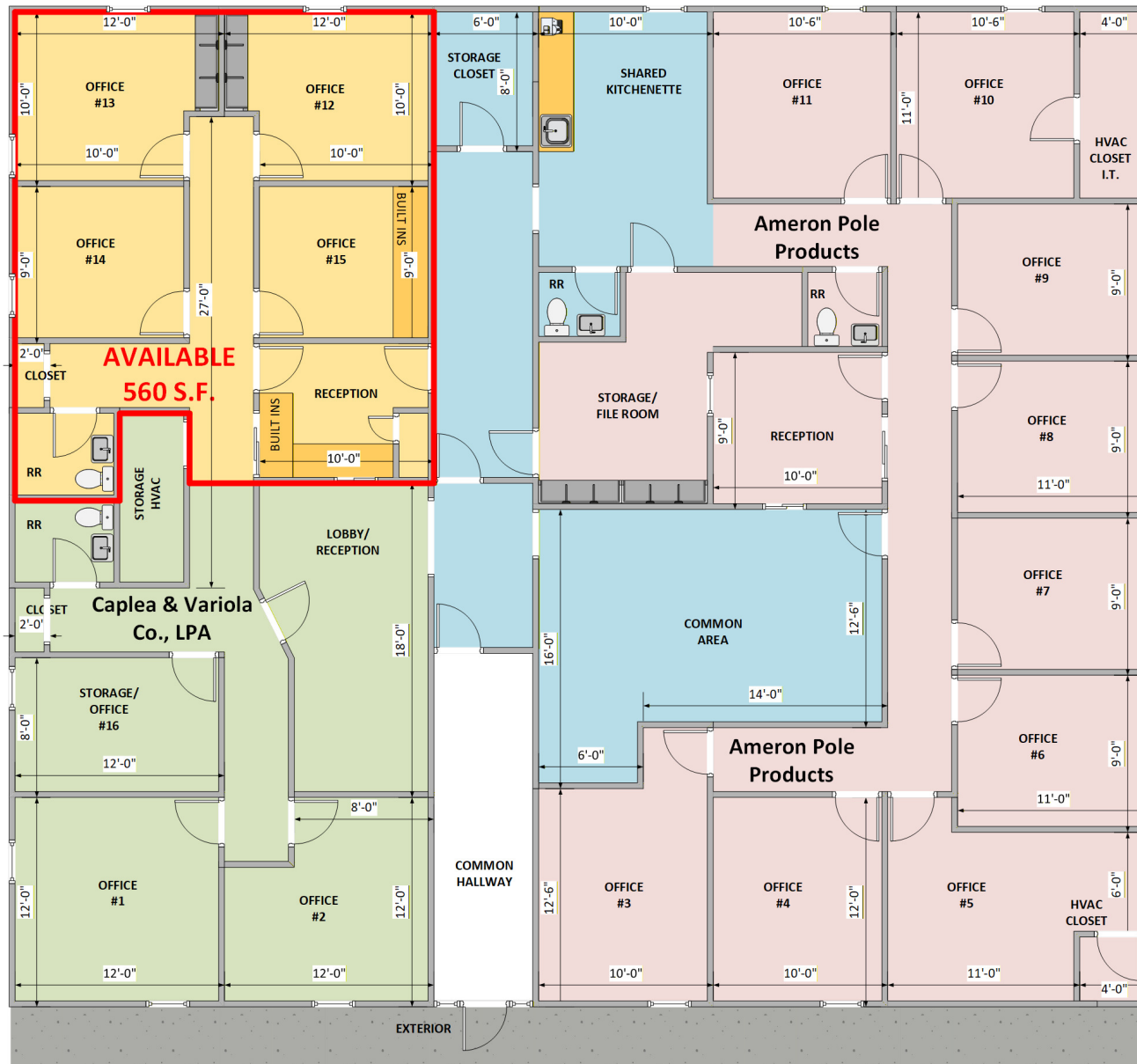


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REDUCED!



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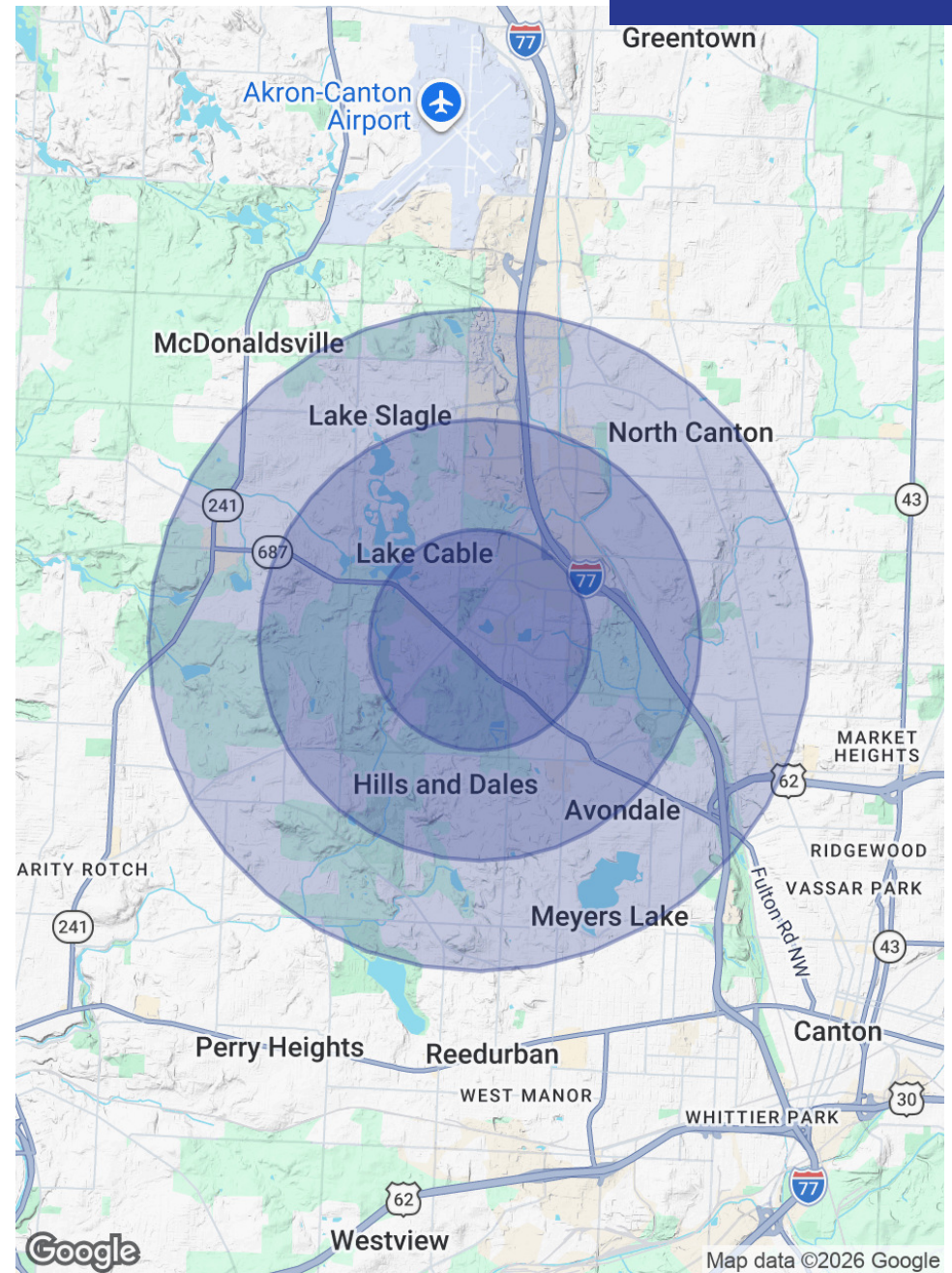
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,889	17,519	50,877
Average Age	45.9	47.0	44.4
Average Age (Male)	45.7	46.3	43.4
Average Age (Female)	47.0	48.2	46.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,555	8,964	24,562
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$63,553	\$78,887	\$79,133
Average House Value	\$216,605	\$209,114	\$174,819

2020 American Community Survey (ACS)



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