



4518 Fulton Drive NW Canton, Ohio 44718

BUILDING SIZE	41,218
SALE PRICE	\$3,500,000
PARCELS	10014261, 10015130
LOT SIZE	4.46 Acres
YEAR BUILT	1998
ZONING	JAC-B3
PARKING	232
TRAFFIC COUNT	26,474
OCCUPANCY	95%
CAP RATE	7.42%

Property Features

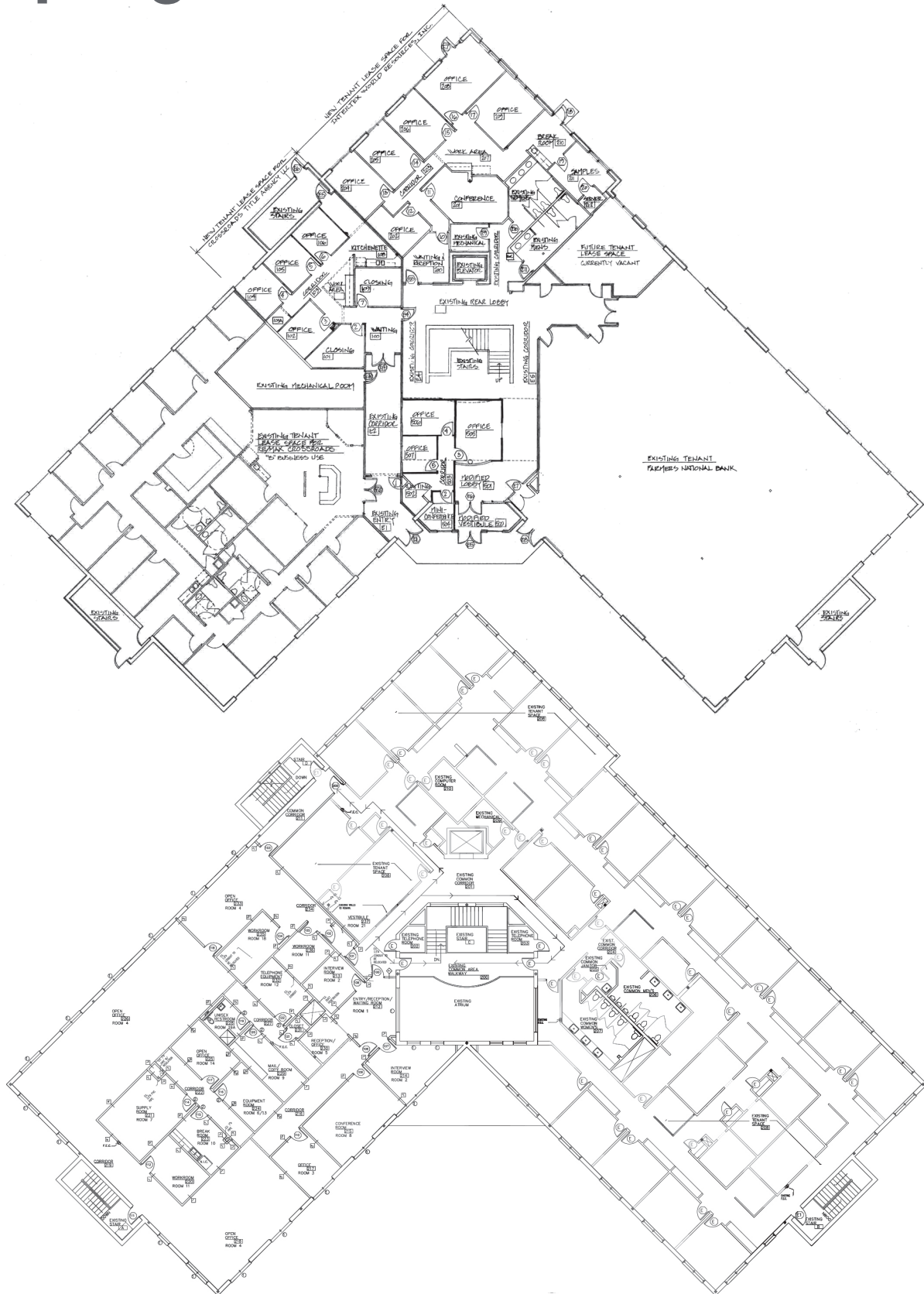
- Prominent Class A multi-tenant office building at one of Canton's most recognized commercial intersections.
- Strategic location with immediate access to I-77, Belden Village, and major retail and business destinations.
- Exceptional visibility and signage along a heavily traveled commercial corridor.
- Opportunity for additional development at corner of Fulton Drive NW and Dressler Road NW.

Dan Spring, SIOR

330 497 6249
dan@naispring.com

Kelly Sober, CCIM

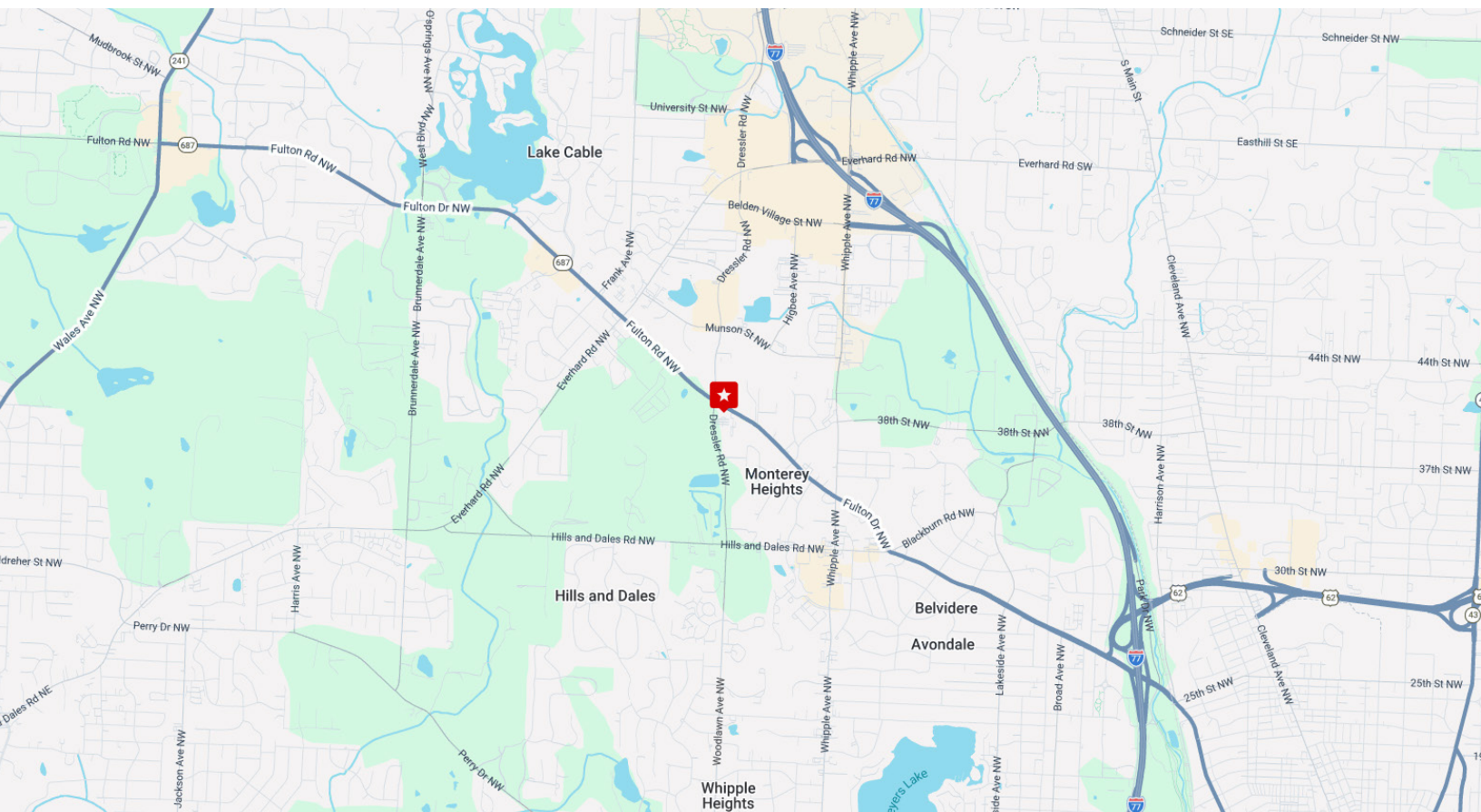
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