



**4909-4913 Munson St NW
Canton, Ohio 44718**

PROPERTY DETAILS

- 3,605 SF leased to a long-term attorney providing in-place cash flow.
- Vacant suites are a 2,356/SF medical suite and an adjacent suite that is 1,500/SF office. Suites can be combined for 3,896/SF.
- Originally designed for four separate tenants offering maximum leasing flexibility with separate entrances and utilities for each suite.
- Full basement provides excellent storage and expansion potential.
- Ample on-site parking with easy access from Munson Street.
- Excellent access to I-77, Belden Village Mall, Aultman North, Cleveland Clinic Mercy, restaurants, hotels, and retail amenities.

SALE PRICE	\$1,000,000
TOTAL SQ FT	7,710
ACRES	0.98
YEAR BUILT	1998
PARCEL	1623519
ZONING	B3
UNITS	4 total - (2) vacant
TAXES	\$18,253.40/year

Dan Spring, SIOR

330 497 6249 • dan@naispring.com

Kelly Sober, CCIM

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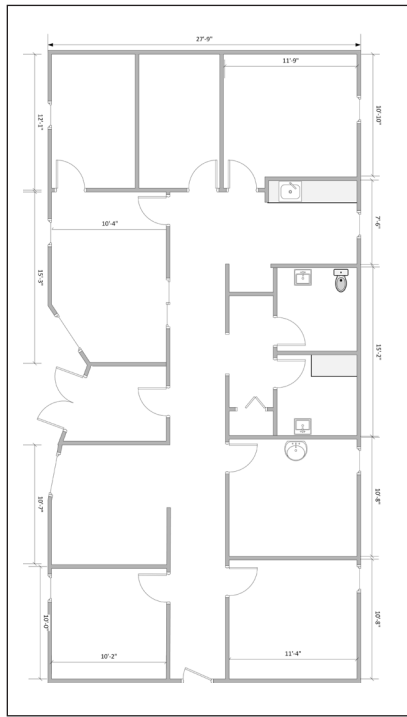
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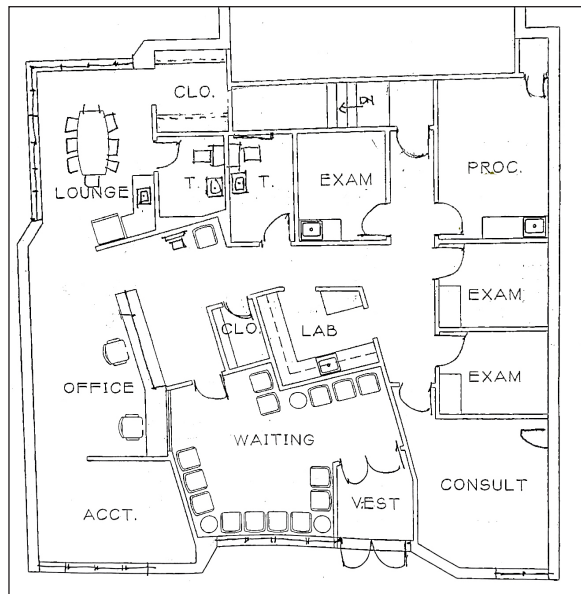
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Suite 4911
2,356/SF



Suite 4909
1,500/SF

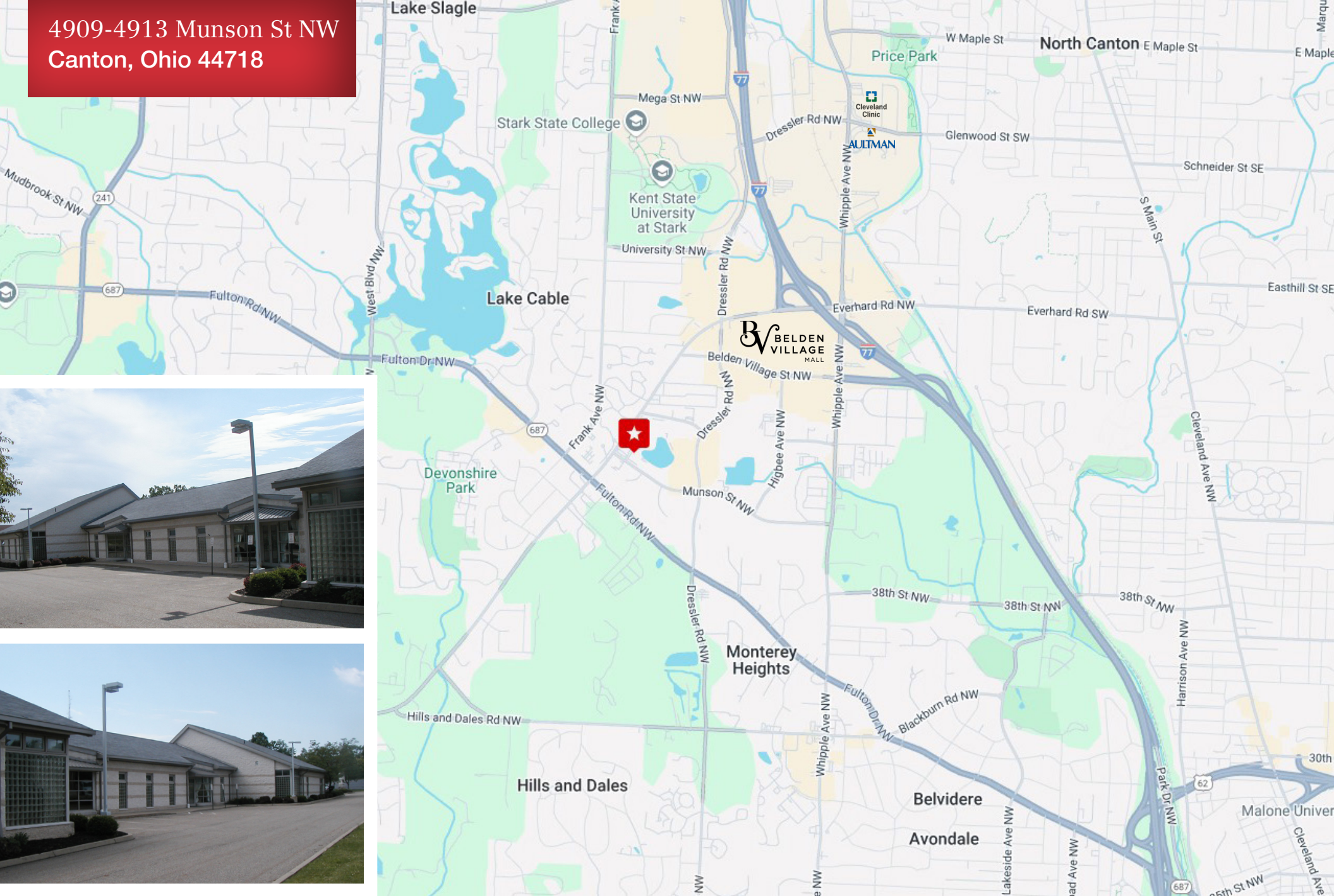


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