

FOR SALE

Two Buildings – Zone I-1 (Light Industrial) - Office & Warehouse



1107 Melchoir Place SW & 806 Cook Ave. SW Canton, Ohio 44707

Two adjacent buildings for a total of 9,100 sf. Zoned I-1 (Light Industrial) 1107 Melchoir Place SW 6,300 sf of shop & office space & 806 Cook Ave. SW 2,800 sf of warehouse space. Zoned light industrial (I-1). 1107 Melchoir Place SW: Shop area 3,912 sf & office area 2,388 sf. Electrical updated 2020. 600-amp electrical service. Shop area consists of 6 rooms. Room 1: 40'x22', 9' ceiling & man door to front of building; Room 2: 30'x30', 12' ceiling, 8' OH door with opener; Room 3: 30'x27', 11' ceiling; Room 4: 30'x37' with man door to back fenced-in area with security lights; Room 5: 26' x42', nature stone floor; Room 6: 35'x25', 9' ceiling, compressor & man door. Shop area has half bath & an area with a slop sink. Office area consists of a 25'x12' first floor lobby & second floor has 3 offices, a bath with shower and storage area. Office 1: 30'x26', kitchen area with oak cabinetry. Off this office is a 12'x40' storage area. Other 2 offices are 25'x12' & 15'x10'. 806 Cook Ave. SW: 2,800 sf heated & air-conditioned warehouse. Space is open, 12' ceiling, one 10'x16' OH door with opener, 3-phase 240/480 electric, 10-inch concrete floors, floor drain, 2 man doors, sink in garage area & a large restroom. 1107 Melchoir is vacant and 806 Cook is currently leased on a month-to-month basis for \$1700 per month.

OFFERING SUMMARY

Sale Price	\$429,000
Building Size	9100 sf
Year Built	1994/1998
Parcel	0245906, 0247242
Zoning	I-1
Electric Service	600 Amps
Ceilings	9-16 Ft.
Overhead Doors	2



203 APPLGROVE NW NORTH CANTON, OHIO 44720

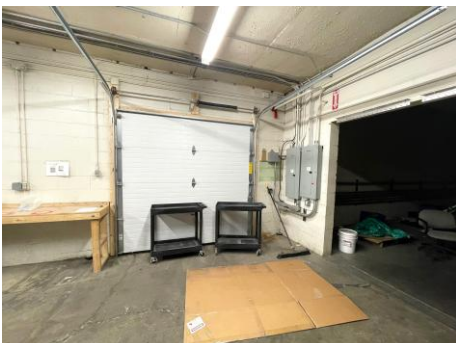
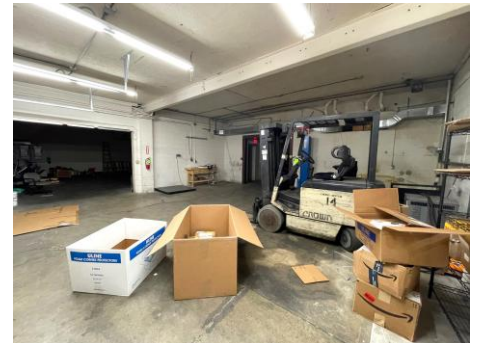
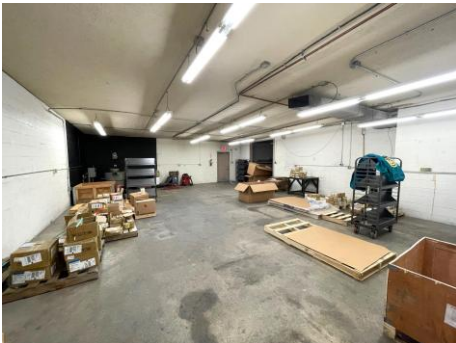
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Additional Photos



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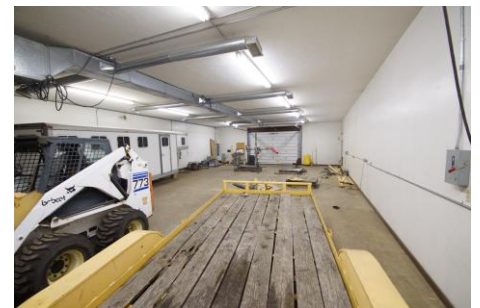
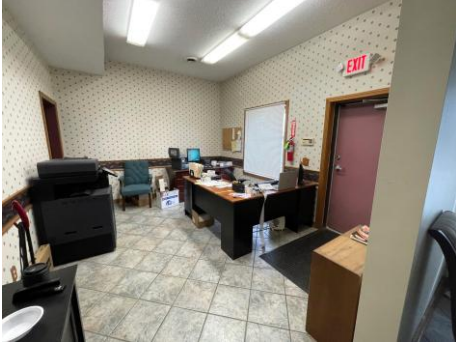
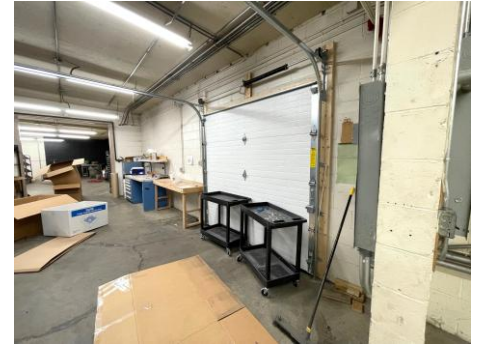
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