

9,031 SQ.FT. OFFICE BUILDING FOR SALE

FOR SALE

804 & 820 AMHERST RD NE, MASSILLON, OH 44646



PROPERTY DESCRIPTION

Medical office building primed for use or redevelopment. Adjacent to the Massillon Community Health & Innovation Center, this property will likely appreciate in value as MCH begins to ramp up operations.

PROPERTY HIGHLIGHTS

- Adjacent to Massillon Community Health & Innovation Center
- Multi-tenant opportunity
- Medical Offices
- City of Massillon Zoned B-1 Local Business District

LOCATION DESCRIPTION

Located adjacent to Massillon Community Health & Innovation Center, this property provides the opportunity to house supporting medical users, doctors offices, outpatient users, as well as a redevelopment opportunity. This property contains two parcels and addresses.

OFFERING SUMMARY

Sale Price:	\$525,000
Number of Units:	2
Lot Size:	0.8 Acres
Building Size:	9,031 SF
Year Built:	1930

Saylor Putman

Vice President - Senior Sales Associate
330.495.8292
saylor@putmanproperties.com



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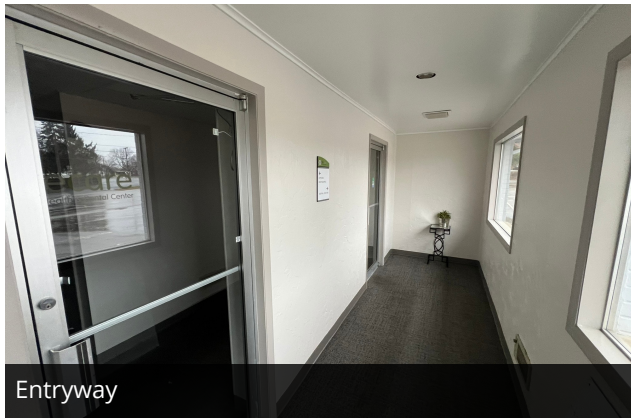
804 Amherst Rd NE



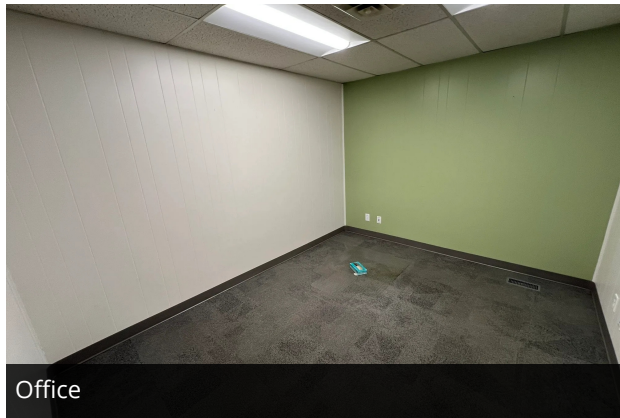
Waiting area



Kitchenette



Entryway



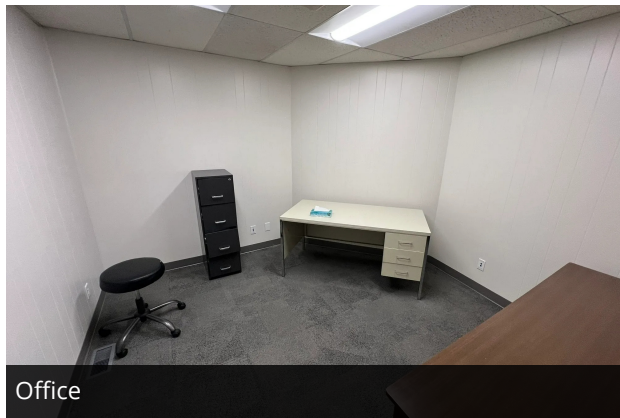
Office



Reception



Waiting Area



Office



Waiting Area

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PUTMAN
PROPERTIES
Est. 1985

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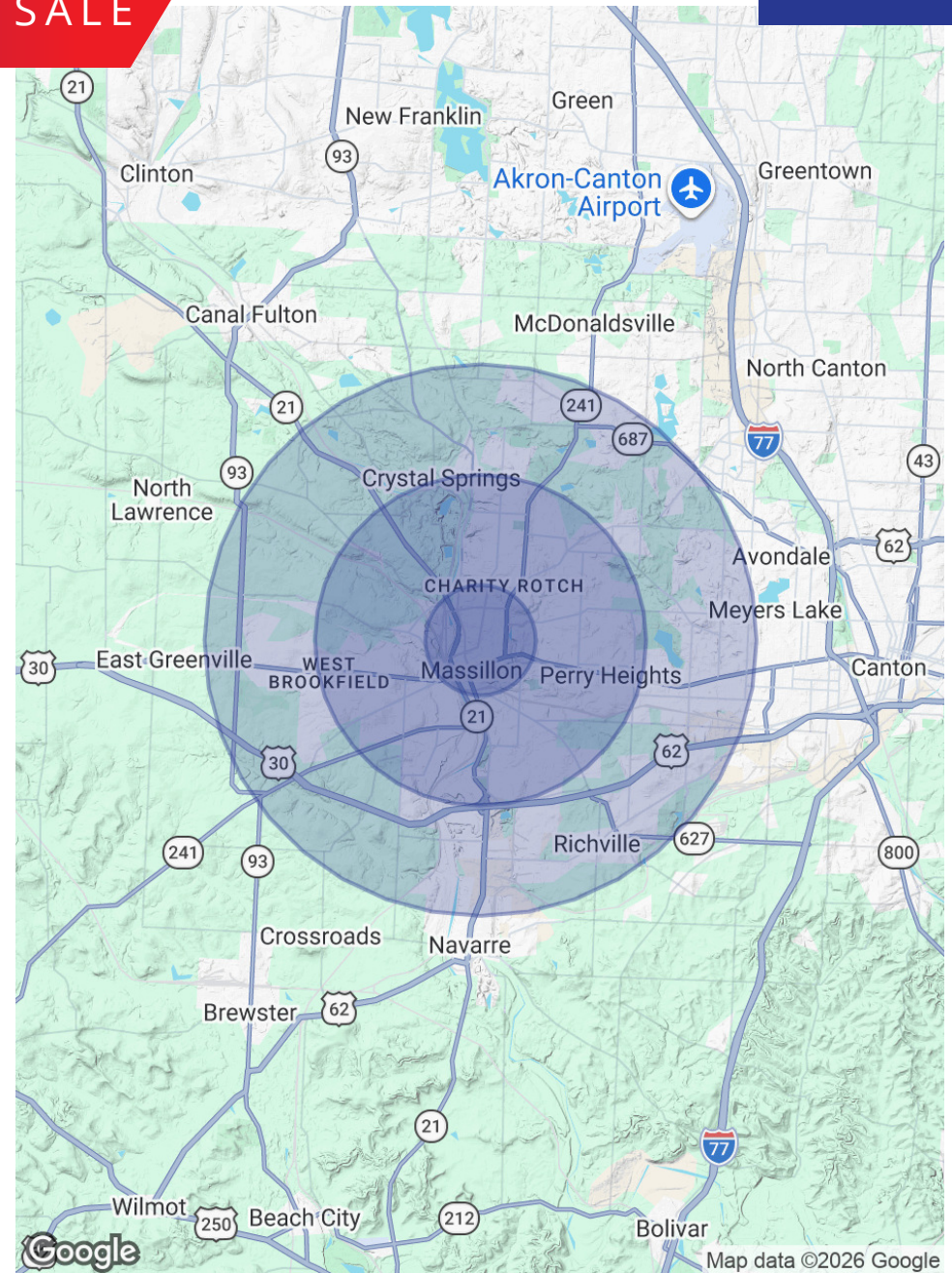
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,686	51,794	92,429
Average Age	42	43	44
Average Age (Male)	40	41	42
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,799	22,068	39,446
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$66,168	\$80,514	\$90,905
Average House Value	\$139,597	\$181,379	\$212,625

2020 American Community Survey (ACS)



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