



FOR SALE
COMMERCIAL REAL ESTATE
7,100 SF
\$300,000



**824 12TH ST NW, CANTON
OH 44703**

SQ FT 7,100
YEAR BUILT 1935
ACRES 0.28
CAP RATE 15.6%
TAXES \$3,367.74
DISTRICT Canton CSD
PARKING 12 Spaces
NOI \$46,800

- **CITY GRANTS** (Interior & Exterior + Parking Lot)
- **2 Parcels (00219018 & 00219021) Main building(s) + Parking Lot Parcel across the street with garage**
- Many Updates to units
- **Fully Occupied**
- High Traffic for Retail Space
- All city inspections have been completed and passed
- Tenants pay all Utilities except Electric
- **Possible transformation** of Retail into more Residential Units



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