

Office ♦ Industrial ♦ Retail ♦ Medical ♦ Auctions ♦ Residential ♦ Investments ♦ Management ♦ Development ♦ 1031 Exchanges

3,570 SQ.FT. RETAIL SUITE - WALES SQUARE

Address: 2124 Wales Rd NW
Massillon, OH 44646

Directions: Route 21 to Lake St, east to Wales Rd (Route 241), turn left, north to site, just north of Hills & Dales Rd



Listing Agent: Tim Putman

Office: 330-498-9485 Cell: 330-495-0600

E-Mail: tim@putmanproperties.com

Co-Listing Agent: NONE LISTED

Office: --

Cell: --

E-Mail:

BUILDING DATA

Previous Use:	Retail
Total Sq.Ft.:	96,195
Available Office:	3570
Available Other:	0
Units:	1
Floor(s):	1
Year Built:	1975
Roof:	Flat
Ceiling Height:	
Sprinklers:	Elevator:
Heat:	Gas
Air:	Central

SITE DATA

Acre(s):	8.43
Frontage:	698.33'
Depth:	490'
County:	Stark
Township:	Massillon
Zoning:	B-1 Local Business
Topo:	Level
Close Interchange:	Route 21
Distance:	1 Mile
Traffic Count:	19486
Bus Lines:	X
Rail Name:	
Miscellaneous:	

Located at the intersections of Hill & Dales Rd and Wales Rd (Route 241). Across from the Aultman Hospital Clinic. Approximately 500 +/- asphalt parking spaces. Great traffic count.

SALE DATA

Sale Price:	\$0.00
Terms/Finance:	
Gross Income:	\$0.00
RE Taxes/Year:	\$0.00
Expenses:	\$0.00
Net Oper Income:	\$0.00
Occupied By:	Vacant

LEASE DATA

	<u>Office</u>	<u>Other</u>
S.F. Avail:	3,570	0
\$/SF:	\$10.00	\$0.00
\$/Mo:	\$2,975.00	\$0.00
CAM \$/SF:	\$2.00	\$0.00
CAM \$/Mo:	\$595.00	\$0.00
TOTAL \$/SF:	\$12.00	\$0.00
TOTAL \$/Mo:	\$3,570.00	\$0.00
TOTAL \$/MO W/CAM:	\$3,570.00	\$0.00

	<u>Tenant</u>	<u>Owner</u>
Terms/Poss:		
Gas/Electric:	X	
Water/Sewer:	X	
Taxes/Insur:	X	
Maint/Repairs:	X	

UTILITIES

Gas:	Dominion East Ohio Gas
Electric:	Ohio Edison
Water:	Aqua America
Sewer:	City of Massillon

OTHER

Unit/Bay Size:
Construction: Block
Docks:
OH Doors:
Miscellaneous:
Ideal location for card store, professional services, business, travel agency, dental, etc.

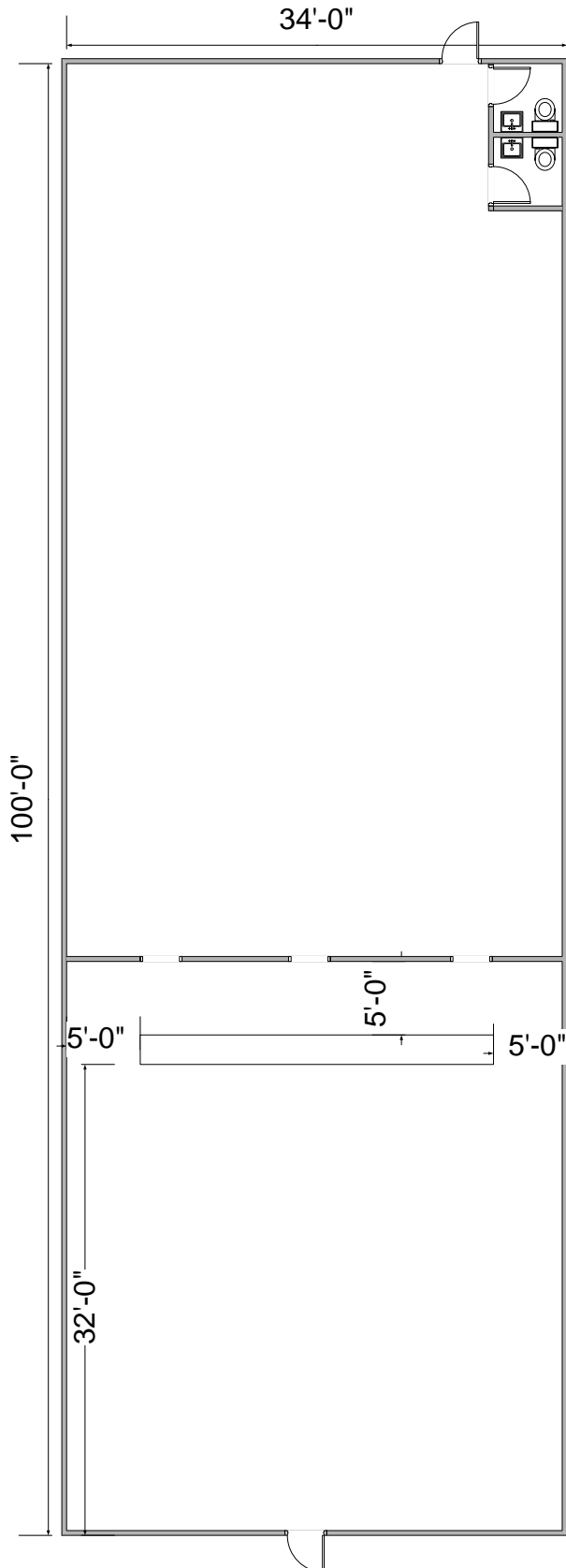
Grocery store anchored placed with Rite Aid, Bordner's, Enterprise Rent A Car, Dollar General, Subway, State Farm Ins., Master Touch Cleaners, Raymond James Financial Services, Amvale Beauty Salon, All Occasion Flower & Gifts, Solar Source Tanning Centers, and The Barber Shop.



3978 Fulton Dr NW, Canton, OH 44718 Office: 330-498-4400 Fax: 330-498-3800
E-Mail: info@putmanproperties.com Website: www.putmanproperties.com

3,570 SQ.FT. RETAIL UNIT
WALES SQUARE SHOPPING CENTER
2124 WALES RD NW
MASSILLON, OHIO 44646

**For Lease: \$10.00 per sq.ft.
Triple net plus utilities**



Marketed By:
Tim Putman, President
Office: 330-498-9485
Cell: 330-495-0600



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All dimensions are approximate and not guaranteed, and property is subject to prior disposition.