

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

5,275 SQ.FT. RETAIL SUITE - WALES SQUARE

Address: 2142 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: Video Safari
Total Sq.Ft.: 96,195
Available Office: 5275
Available Other: 0
Units: 1
Floor(s): 1
Year Built: 1975
Roof: Flat
Ceiling Height:
Sprinklers: Elevator:
Heat: Gas
Air: Central

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.

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

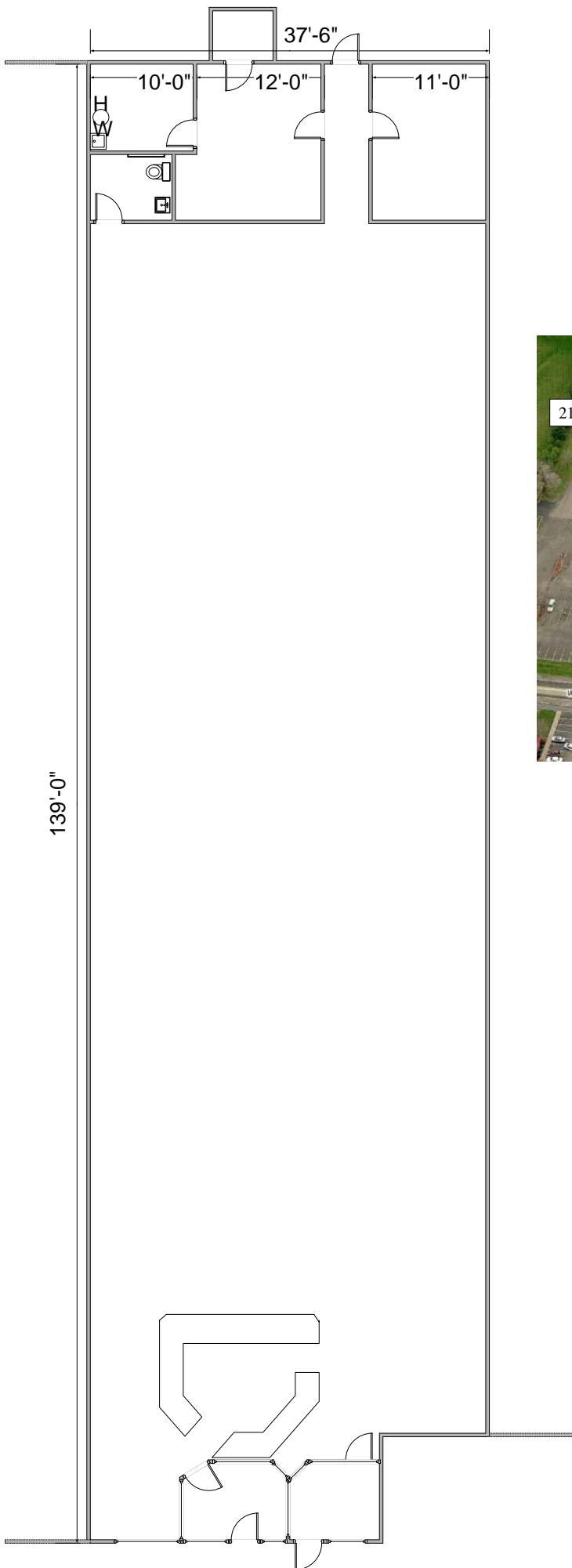
Sale Price: \$0.00
Terms/Finance:
Gross Income: \$0.00
RE Taxes/Year: \$0.00
Expenses: \$0.00
Net Oper Income: \$0.00
Occupied By: Vacant

LEASE DATA

	Office	Other
S.F. Avail:	5,275	0
\$/SF:	\$10.00	\$0.00
\$/Mo:	\$4,395.83	\$0.00
CAM \$/SF:	\$2.00	\$0.00
CAM \$/Mo:	\$879.17	\$0.00
TOTAL \$/SF:	\$12.00	\$0.00
TOTAL \$/Mo:	\$5,275.00	\$0.00
TOTAL \$/MO W/CAM:	\$5,275.00	\$0.00
Terms/Poss:		
	Tenant	Owner
Gas/Electric:	X	
Water/Sewer:	X	
Taxes/Insur:	X	
Maint/Repairs:	X	



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



5,275 SQ.FT. RETAIL UNIT
 WALES SQUARE SHOPPING CENTER
 2142 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.