

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

**16,392 SQ.FT. OFFICE SPACE**

**Address:** 225 Wetmore Ave SE  
Massillon, OH 44646

**Directions:** Route 21 to Walnut St. exit left on Erie Ave., right on Wetmore.



**Listing Agent: Wick Hartung**

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E-Mail: [wick@putmanproperties.com](mailto:wick@putmanproperties.com)



**Co-Listing Agent: Tim Putman**

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

E-Mail: [tim@putmanproperties.com](mailto:tim@putmanproperties.com)

**BUILDING DATA**

Previous Use:	CPC
Total Sq.Ft.:	16,392
<b>Available Office:</b>	<b>16392</b>
<b>Available Other:</b>	<b>0</b>
Units:	1-2
Floor(s):	2
Year Built:	1952
Roof:	Flat
Ceiling Height:	8'-10'
Sprinklers:	Elevator:
Heat:	Gas
Air:	Central

**SITE DATA**

Acre(s):	0.00
Frontage:	
Depth:	
County:	Stark
Township:	Massillon
Zoning:	Heavy Industrial
Topo:	Level
Close Interchange:	Erie Avenue
Distance:	1/4 Mile
Traffic Count:	
Bus Lines:	X
Rail Name:	
Miscellaneous:	

Corner of 3rd Street & Wetmore.  
Parking on site. 2nd Floor could be divided into smaller suites. Modern conference and restrooms. Ideal for budget conscious businesses.

**SALE DATA**

<b>Sale Price:</b>	<b>\$650,000.00</b>
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:	16,392	0
\$/SF:	\$6.00	\$0.00
\$/Mo:	\$8,196.00	\$0.00
CAM \$/SF:	\$0.00	\$0.00
CAM \$/Mo:	\$0.00	\$0.00
<b>TOTAL \$/SF:</b>	<b>\$6.00</b>	<b>\$0.00</b>
<b>TOTAL \$/Mo:</b>	<b>\$8,196.00</b>	<b>\$0.00</b>
<b>TOTAL \$/MO W/CAM:</b>	<b>\$8,196.00</b>	<b>\$0.00</b>

	<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:	Stark County

**OTHER**

Unit/Bay Size:	62'x132'
Construction:	Brick
Docks:	
OH Doors:	
Miscellaneous:	
<i>The best value in office space at Route 21 and Oberlin exit near Downtown Massillon. Former Republic Engineered Steel 2 story office. Nice blend of private offices and open "bullpen" space.</i>	



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