

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

**3,151 SQ.FT. OFFICE BUILDING FOR SALE**

**Address:** 57 1st St SE  
Massillon, OH 44646

**Directions:** Route 21 to Lincoln Way, east on Lincoln Way, south on 1st St SE, property is on the northwest corner of 1st St SE and Charles Ave SE



**Listing Agent:** Tim Putman

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

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

**Co-Listing Agent:** NONE LISTED

Office: --

Cell: --

E-Mail:

**BUILDING DATA**

Previous Use: Office/Retail  
Total Sq.Ft.: 3,151  
**Available Office:**  
**Available Other:** 0  
Units: 1-2  
Floor(s): 2  
Year Built: 1900  
Roof: Flat  
Ceiling Height:  
Sprinklers: Elevator:  
Heat: Gas  
Air:

**SITE DATA**

Acre(s): 0.21  
Frontage: 75.66'  
Depth: 134.3'  
County: Stark  
Township: Massillon  
Zoning: B-2 Central Business District  
Topo: Level  
Close Interchange: Route 21  
Distance: 1/2 Mile  
Traffic Count:  
Bus Lines: X  
Rail Name:  
Miscellaneous:

*Building is located in the heart of downtown massillon. Easily accessible to State Route 21 on the main downtown street.*

**SALE DATA**

**Sale Price:** \$375,000.00  
Terms/Finance:  
Gross Income: \$31,500.00  
RE Taxes/Year: \$2,160.66  
Expenses: \$3,500.00  
Net Oper Income: \$25,839.34  
Occupied By: Multi Tenant

**LEASE DATA**

	<u>Office</u>	<u>Other</u>
S.F. Avail:	0	0
\$/SF:	\$0.00	\$0.00
\$/Mo:	\$0.00	\$0.00
CAM \$/SF:	\$0.00	\$0.00
CAM \$/Mo:	\$0.00	\$0.00
<b>TOTAL \$/SF:</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL \$/Mo:</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL \$/MO W/CAM:</b>	<b>\$0.00</b>	<b>\$0.00</b>
Terms/Poss:		
	<u>Tenant</u>	<u>Owner</u>
Gas/Electric:	X	
Water/Sewer:	X	
Taxes/Insur:	X	
Maint/Repairs:	X	

**UTILITIES**

Gas: Dominion East Ohio Gas  
Electric: AEP  
Water: City of Massillon  
Sewer: City of Massillon

**OTHER**

Unit/Bay Size:  
Construction: Brick  
Docks:  
OH Doors:  
Miscellaneous:



**3978 Fulton Dr NW, Canton, OH 44718 Office: 330-498-4400 Fax: 330-498-3800**  
**E-Mail: [info@putmanproperties.com](mailto:info@putmanproperties.com) Website: [www.putmanproperties.com](http://www.putmanproperties.com)**