

For Sale or Lease - 3,384 SF Office Building Near Downtown, I-77/Route 62

PRICE & RATE REDUCED



1645 Cleveland Avenue NW, Canton, OH 44703



PROPERTY OVERVIEW

- 3,384 SF, 2-Story Office Building
- 2 Separate Entrances
- 8 Offices plus Reception/Lobby Areas
- 2 Restrooms & 2 Kitchens
- Brick with Terra Cotta Roof
- 8 Parking Spaces plus 2-Car Garage
- Bus Stop in front
- Air Conditioned
- Unique Tile Work & Custom Finished Carpentry
- Close to Downtown Canton, I-77/Route 62

Offered for Sale at: **was:** \$145,900 **now:** \$135,900

Lease Rate: **was:** \$6.90/SF, Modified Net
now: \$800/month, per floor (2 floors)



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