

For Sale 17 Unit  
**Multifamily**  
8,472 SF



## 2434 Whipple Ave NW

Canton, Ohio 44708

### Property Highlights

- 3 brick buildings with a total of 17 units
- Mix of 1-2 bedroom and efficiency
- Roof under 7 years old and windows have been replaced

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,772	32,599	75,672
Total Population	5,704	74,228	178,572
Average HH Income	\$71,760	\$52,958	\$56,312

### OFFERING SUMMARY

Sale Price	\$700,000
Number of Units	17
Number of Buildings	3
Lot Size	0.81 Acres
Building Size	8,472 SF
Year Built	1965-1970
Parcel	5212458
Zoning	PLA-S1
CAP Rate	9.26

For more information

**Sean Sanford**

C: 330 284 0331  
sean@naispring.com

**Tim Bishman**

C: 330 620 8487  
tim@naispring.com



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8234 Pittsburg Avenue NW  
North Canton, OH 44720  
330 966 8800 tel  
[naispring.com](http://naispring.com)

# Financial Summary

## Investment Overview

Price	\$700,000
Number of Units	17
Price per Unit	\$41,176
Approximate Square Footage	8,472
Price per Square Footage	\$83
CAP Rate	9.26%

## Income & Expenses

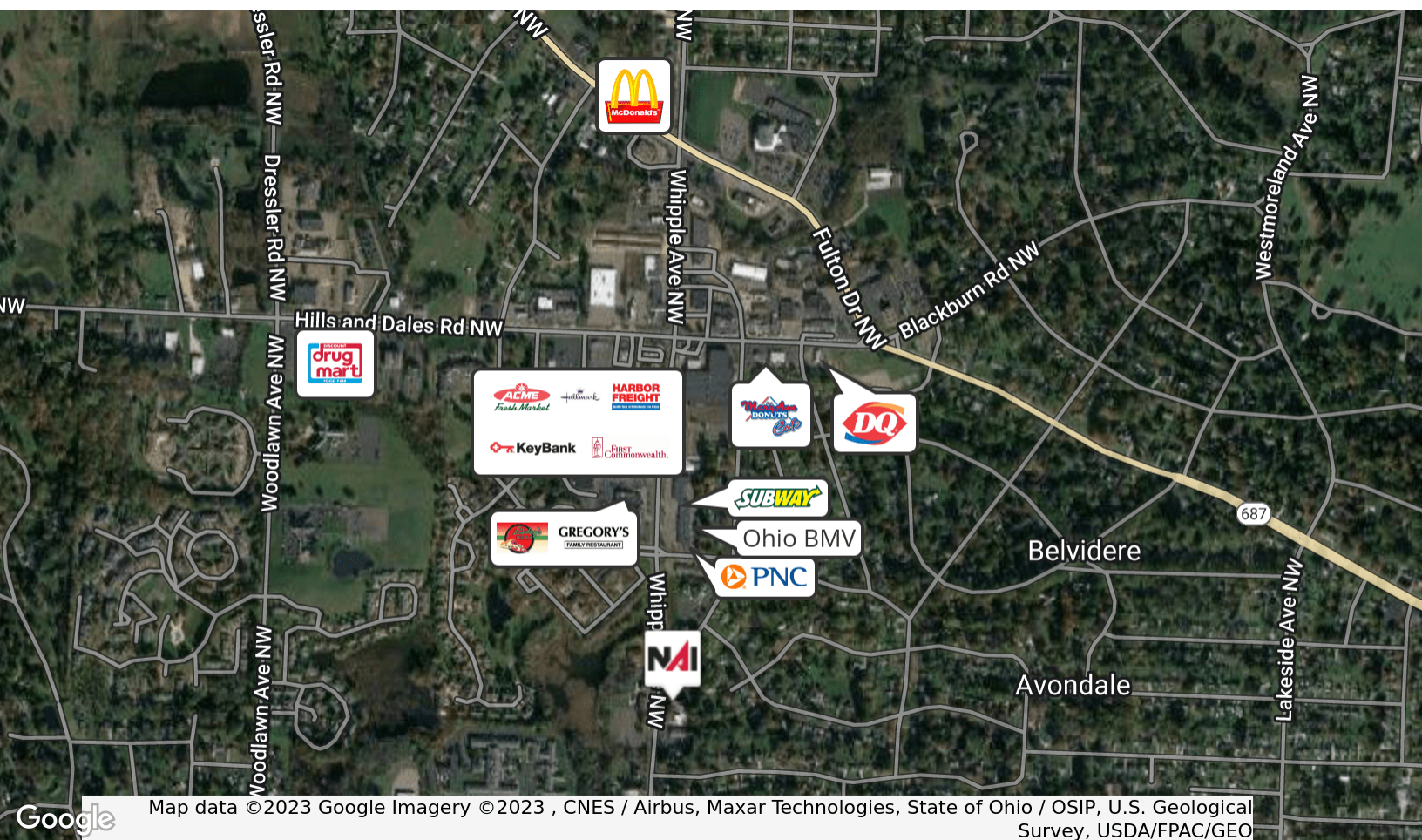
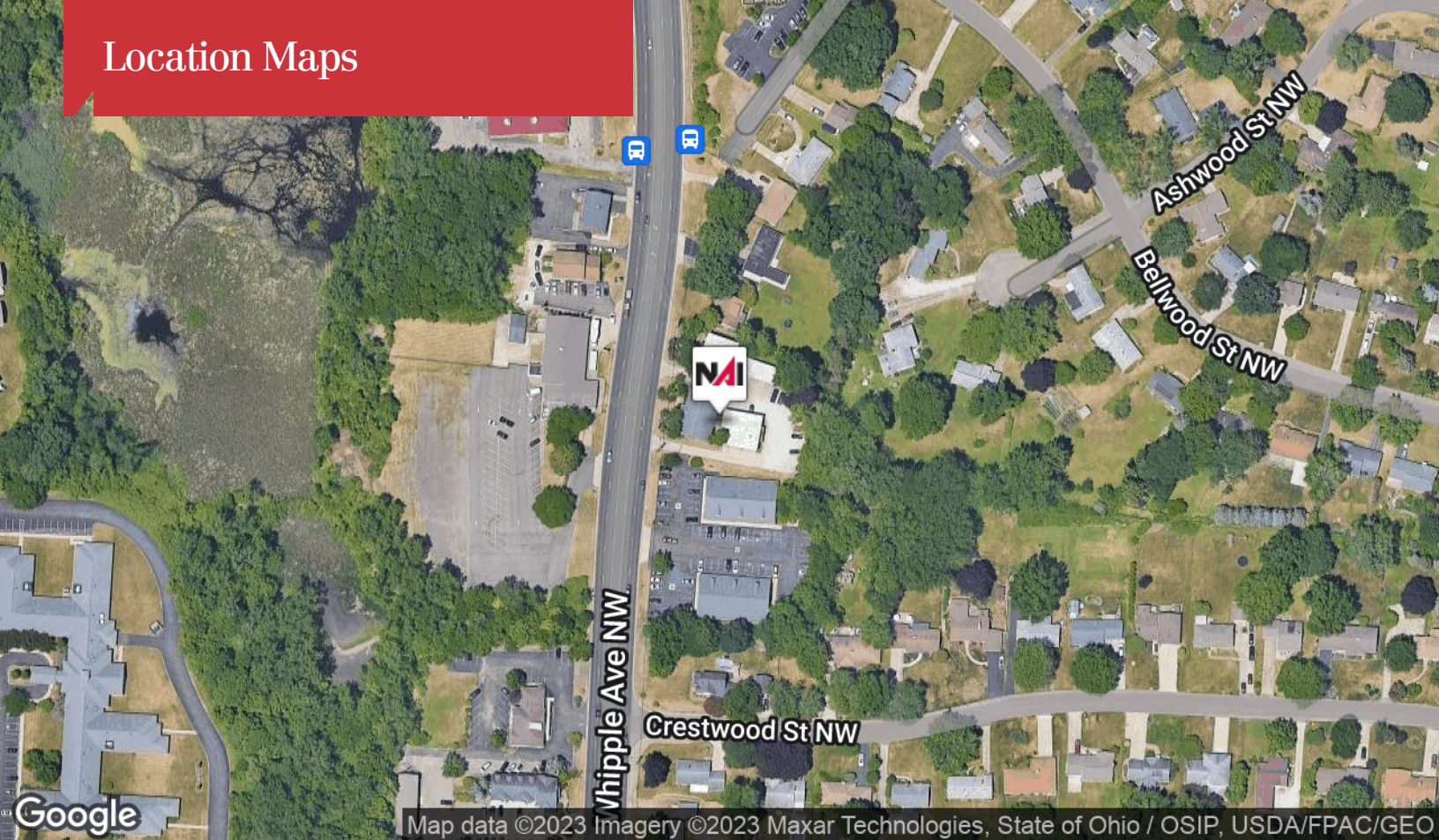
<b>2019 Income</b>	<b>\$96,570.00</b>
<b>Laundry Income</b>	<b>\$1,800.00</b>
	<b>\$98,370.00</b>

### Expenses

Real Estate Taxes	\$10,095.00
Insurance	\$4,831.00
Landscape/snow	\$2,200.00
Trash	\$2,304.00
Sewer	\$4,452.00
Water	\$4,002.00
AEP	\$4,883.00
Dominion	\$776.00
<b>Total Expenses</b>	<b>\$33,543.00</b>
<b>NET</b>	<b>\$64,827.00</b>



# Location Maps

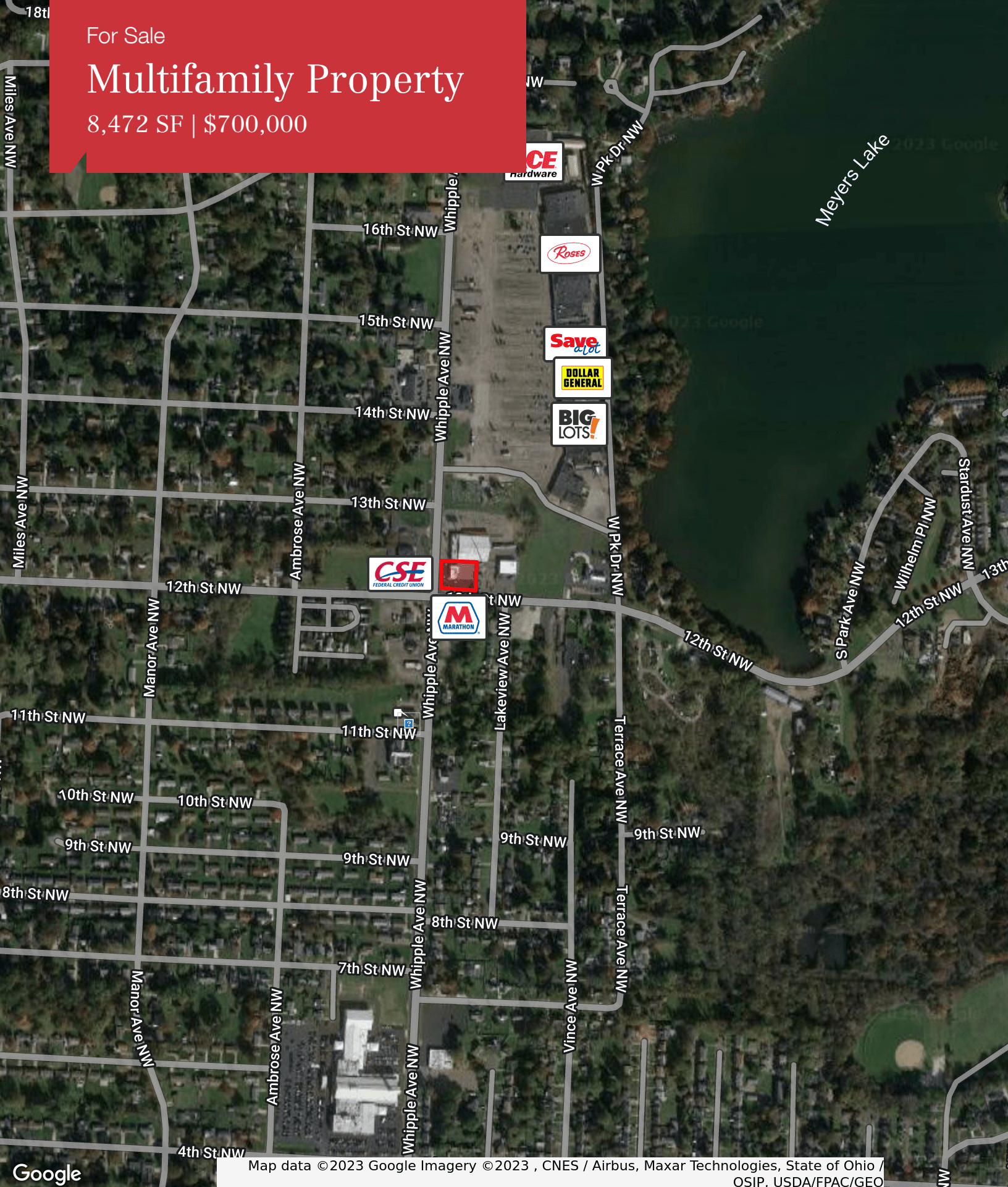




For Sale

# Multifamily Property

8,472 SF | \$700,000



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