



1278 Park Ave SW  
Canton, Ohio 44709

LEASE RATE	\$4.00/SF/NNN
TOTAL SQ FT	22,960
ACRES	1.38
PARCELS	211584, 215781, 220504 225593, 232735, 235143
ZONING	I1 & R1A
YEAR BUILT	1949
TAXES	\$15,713.98 (\$0.68/SF)

22,960/SF	SQ FT	NNN	TOTAL
RATE	\$4.00/SF	\$0.78/SF	\$4.78
MONTHLY	\$7,653.33	\$1,492.40	\$9,145.73

### Property Details

- Recent updates include new roof (2020) and interior upgrades.
- Includes gravel and fenced yard.
- Updated offices with lots of windows and glass sidelights.
- Great location with easy access to Route 30 and I-77.

### Dan Spring, SIOR

P 330 497 6249 • dan@naispring.com

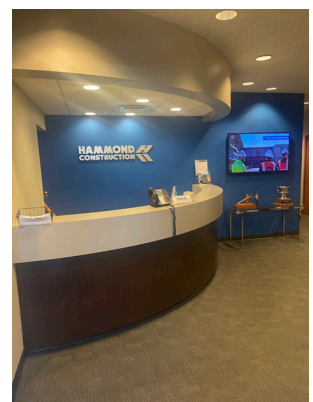
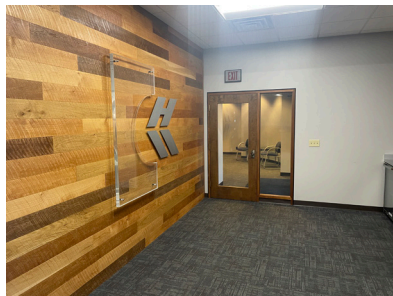
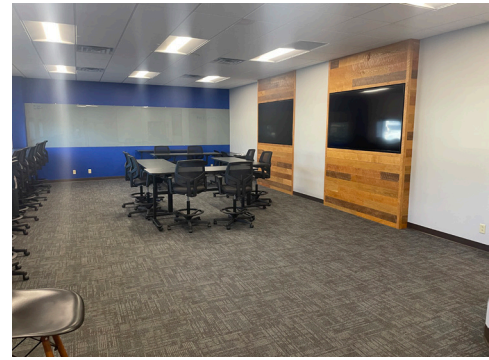
### Kelly Sober, CCIM

P 330 497 9837 • kelly@naispring.com



# FOR SALE

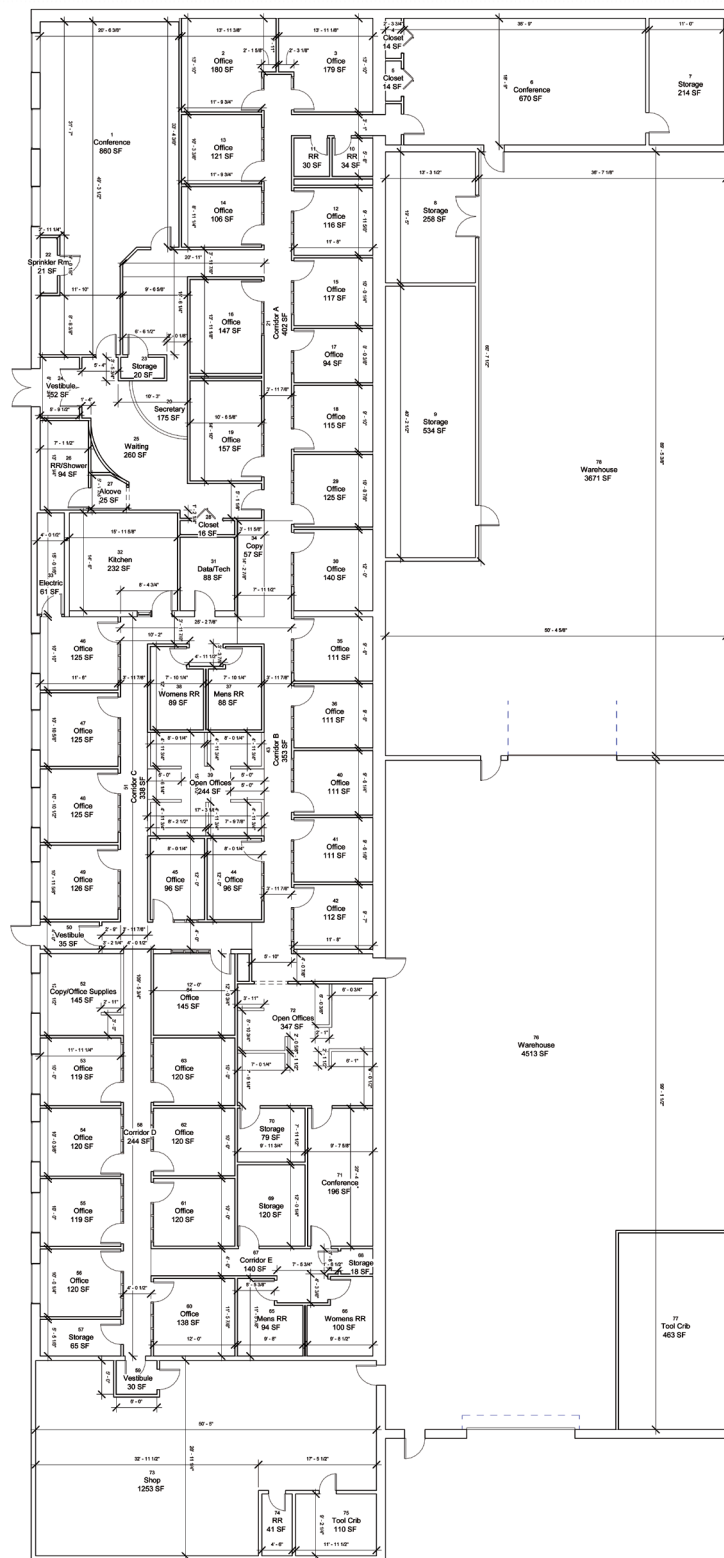
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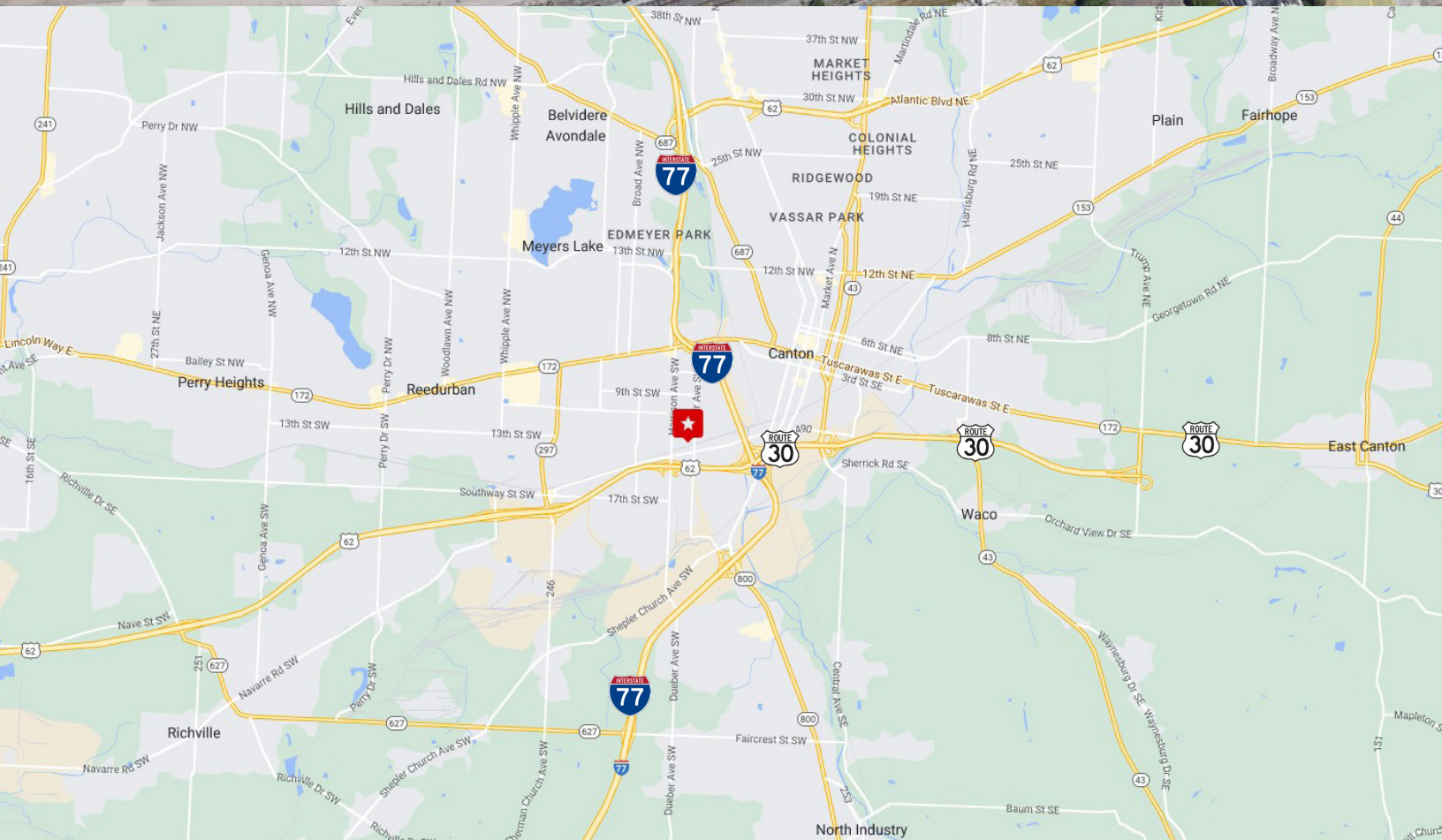
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