

409 CANTON ST



OFFERING SUMMARY

Sale Price:	\$675,000
Available SF:	2,000 SF
Number of Units:	1
Price / SF:	\$337.50
Year Built:	2021
Zoning:	I

PROPERTY OVERVIEW

Available for sale, 2000 SF contractor bay constructed in 2021. Unit features roughly 250 SF of office and the remainder is open warehouse with 20' ceilings. Ideal space for contractors, smaller footprint distribution, or light manufacturing.

PROPERTY HIGHLIGHTS

- 14'h x 12'w electric overhead door
- 2 designated parking spaces
- 20' clear height
- 200 amp 120/208v, 3 phase power
- Fully sprinklered
- AC in office

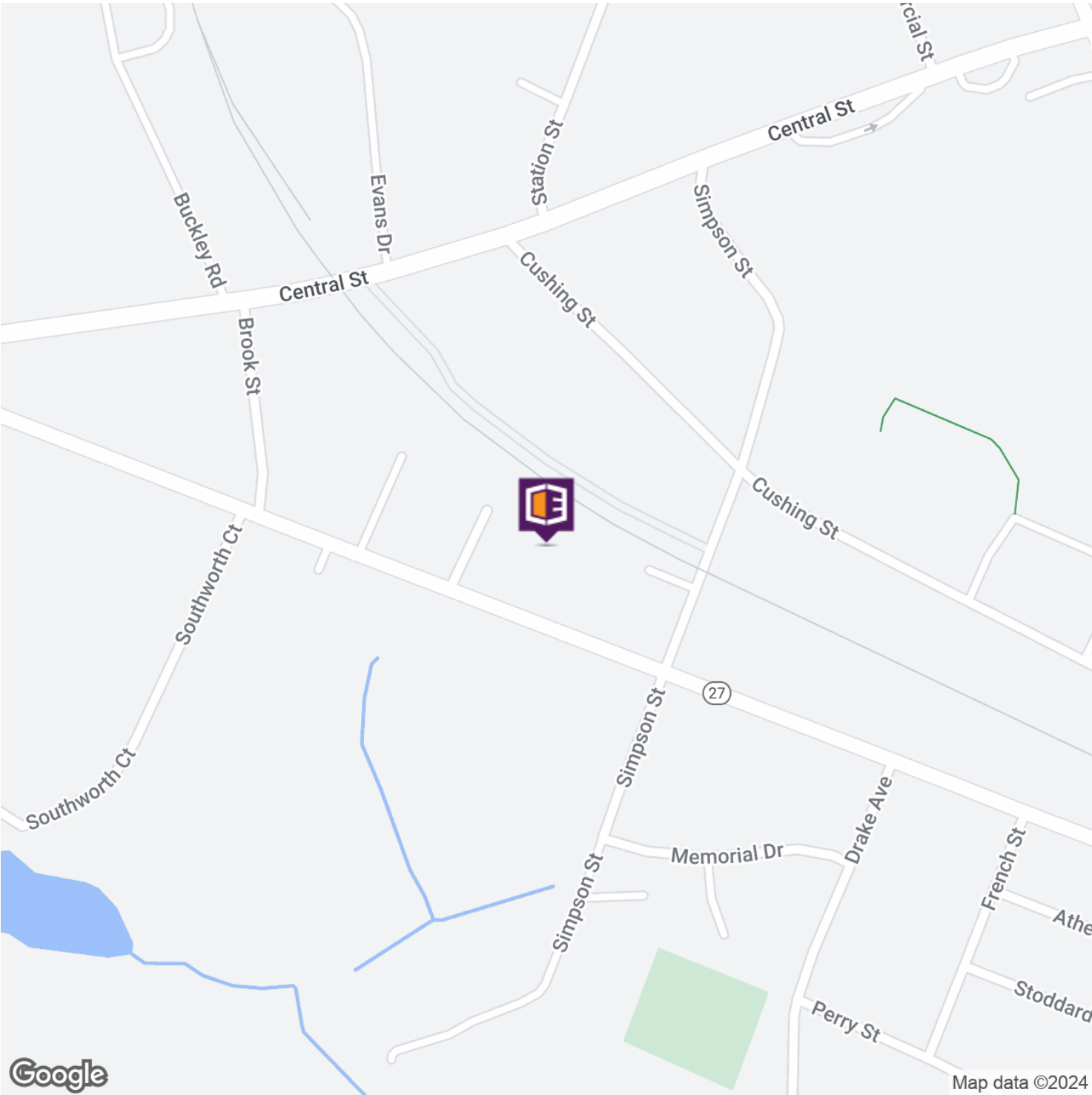
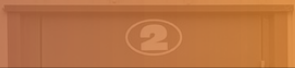
ADDITIONAL PHOTOS

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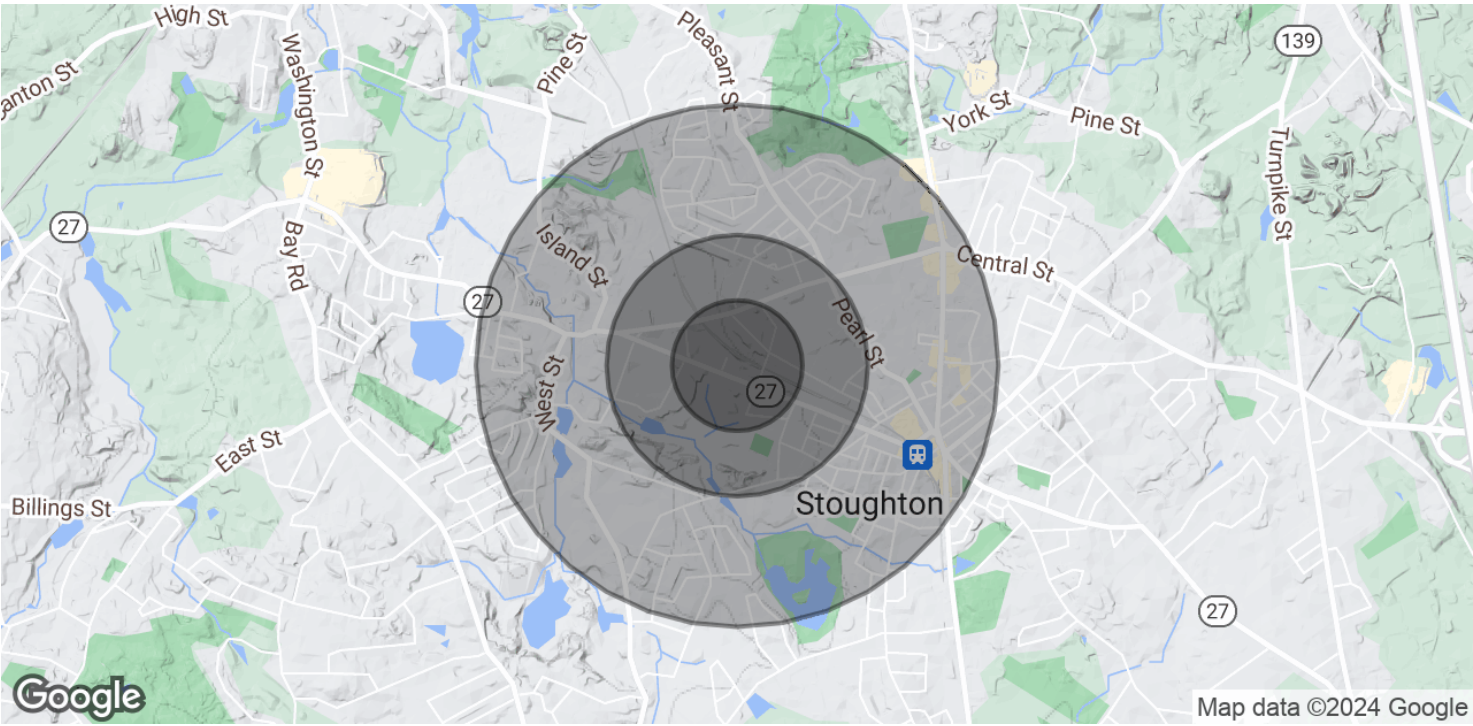


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	714	2,544	9,561
Average Age	44.5	44.5	43.2
Average Age (Male)	40.4	41.4	42.4
Average Age (Female)	48.5	46.7	43.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	280	1,010	3,898
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$97,188	\$95,111	\$97,979
Average House Value	\$345,925	\$354,224	\$360,732

* Demographic data derived from 2020 ACS - US Census