



BERKSHIRE HATHAWAY
HomeServices
Professional Realty

FOR SALE

1250 SANDERS AVENUE SW

Massillon, OH 44647



For More Information:

5700 GATEWAY BLVD SUITE 200
MASON, OH 45040
WWW.BHHSCRE.COM

BERKSHIRE HATHAWAY COMMERCIAL DIVISION
513.204.9539
commercial@bhhspro.com



OFFERING SUMMARY

Sale Price:	\$385,000
Lot Size:	1.0 Acres
Year Built:	1984
Building Size:	6,500 SF
Zoning:	I1
NOI:	\$31,800
Cap Rate:	8%

PROPERTY OVERVIEW

Incredible investment opportunity! Well-maintained flex industrial building for sale at 1250 Sanders Ave SW. Zoned I1 (Industrial) and located in a clean, quiet industrial park in the City of Massillon, Stark County, Ohio, with easy access to SR-21 and US-62/US-30. Building sits on 1 acre with 20+ parking spaces. Approximately 1,382 SF of finished office space, featuring front foyer area and 3 private offices, including 1 executive office w/ built-in shelving/cabinets and 2 smaller offices. Large conference room on 2nd floor with vaulted ceilings. Break room with kitchenette and adjacent full bathroom and utility room. Approximately 5,118 SF of finished warehouse space in the rear, divided between 2 large areas. 2 additional private offices and half bathroom in warehouse area. Large overhead door for deliveries and vehicle storage. Additional storage area on 2nd floor. Every inch of this building was completely remodeled from floor to ceiling in 2006 and it still feels new. Notable updates include: Small furnace - 2021, Large furnace - 2014, Large AC unit - 2014, Roof - 2018, Exterior paint & awnings - 2019, Parking lot - 2014. Tenant-occupied through 2026. Call today to schedule a showing!

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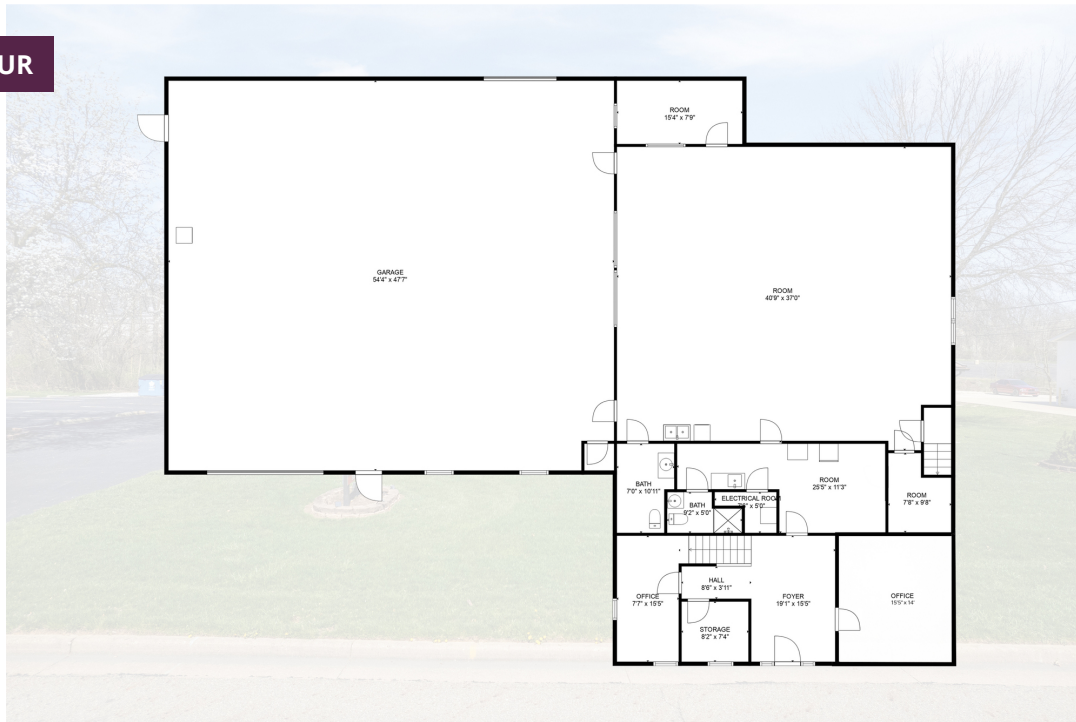


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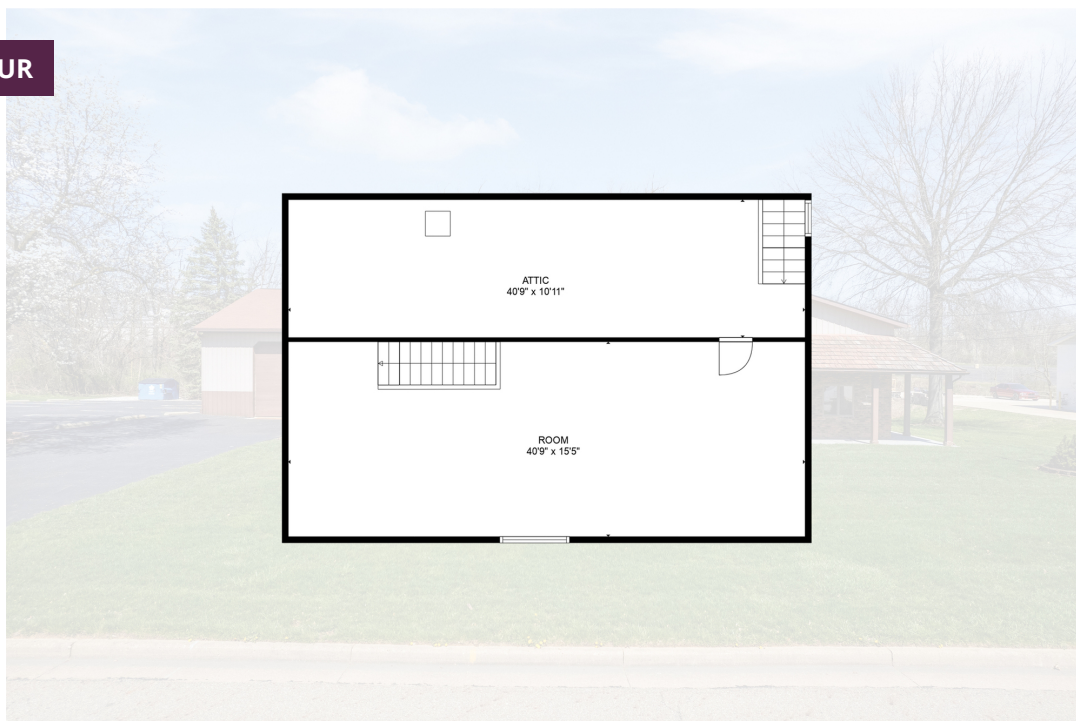
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360° VIRTUAL TOUR



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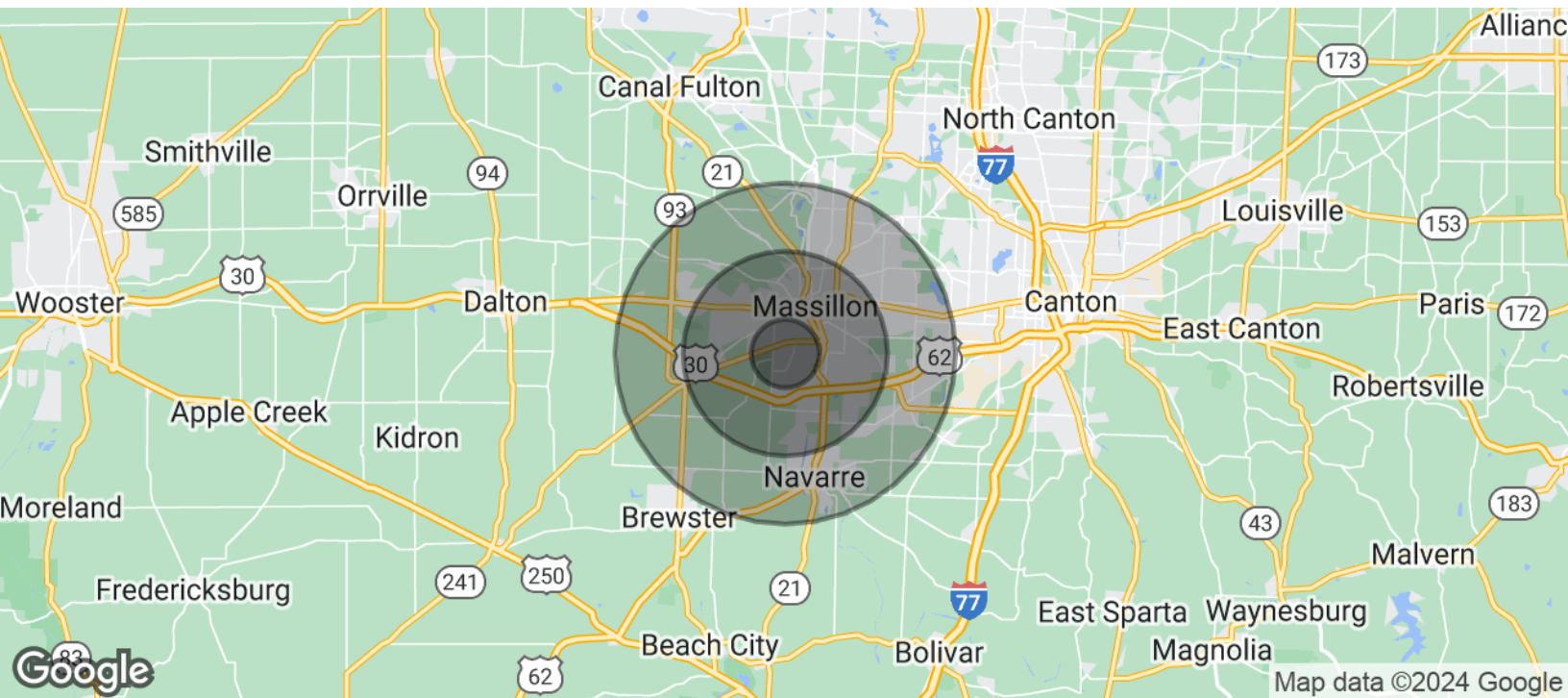
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,370	31,520	68,836
Average Age	42	42	43
Average Age (Male)	40	40	42
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,739	13,336	29,215
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$73,879	\$71,419	\$79,818
Average House Value	\$140,746	\$153,560	\$181,229

Demographics data derived from AlphaMap

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