



COMMERCIAL PROPERTY BRIEF
 4618 Dressler Rd NW, Canton OH 44718
 330-492-5550 FAX: 330-493-5312

MLS #: _____
 E-MAIL: Yes
 INTERNET: Yes
 LOOPNET: Yes

Address:	4195 Massillon Road	LEASE:		SALE:	
	Green Center Shopping Center	Office/Retail		APTS:	
City/Local:	City of Green, Uniontown, OH	Industrial:		RETAIL:	
Directions:	I-77 to Massillon Road Exit	Vacant Land:		INDUSTRIAL:	
	1/2 Mile South	Business Oppor:		OFFICE:	
Nearest Interchg:	Steese Road	Other/ Misc:		LAND:	
				MULTI-FAMILY:	
Name of Business:	Green Center			BUSINESS OPPOR:	
				BUILDING:	
CONTACT:	Lynette Oakes (330)933-1675 Office 330-834-9486			OTHER/MISC.	
	loakes@cutlerci.com				



SALES INFORMATION

Price:	_____
Taxes:	_____
Gas:	_____
Electric:	_____
Management:	_____
Maintenance:	_____
Gross Income:	_____
Total Expense:	_____
Net Income:	_____
Current Occupancy:	_____
Financing:	_____

LEASE INFORMATION

Available:	_____
Available:	~3150 sf
Rate:	\$ 12.00/sf
Mo. Rent:	\$3,150
Term Desired:	3 Yr/Neg
Possession:	Neg
Will Owner Remodel	_____
For Tenant:	Vanilla Box
Indicate Who Pays:	_____
Utilities:	Tenant
Repairs:	Tenant
Taxes:	Pro-Ration
Bldg. Insurance:	Pro-Ration
Janitorial:	_____

BUILDING INFORMATION

Foundation Size:	_____	Office Space:	_____
No. of Units:	1	Air Conditioning:	Central
No. of Floors:	1	Type of Heat:	Gas
Sq. Ft. per Floor:	_____	Power Available:	2 Phase
Total Usable Sq. Ft.:	3,150	Electric Service:	200 amp
Age of Bldg:	1984	Thickness of Floor:	_____
Elevators:	_____	Unit/Bay Sizes:	_____
Sprinklers:	_____	Plans Available:	no
Ceiling Height:	_____	Parking Spaces:	16
Docks:	_____	Description:	_____
Drive in Doors:	_____		
Size:	_____		

ADDITIONAL INFORMATION

City of Green Retail/Office Space for Lease	
3150 sq ft space with great visibility and easy access, ample parking	
Ideal for retail or service business, Large showroom	
Located in the Entertainment District in the City of Green	
Next door to Akron General Health & Wellness Center	
Additional space adjacent - 1,825 SF	
\$12.00/sf, NNN plus Utilities	
Good highway access to I-77	
Limited space available in this busy shopping center in the City of Green	
Call Agent for Showings Lynette Oakes 330-933-1675	

SITE IMPROVEMENT

Frontage:	45'
Depth:	70'
Zoning:	B-2
Gas:	Dominion
Water:	Aqua
Sewer:	City
Electric:	Edison
Topography:	_____
Survey Available	_____
Parcel #2800917	_____
Traffic Count:	_____
Rail:	_____

The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy herein.