



**Cory Fessler**

Realtor - RE/MAX Edge Realty  
"Dream with your eyes Open"



Cell: (330)618-5776  
coryfessler@gmail.com

**Cross Property Buyer Full w/ Photos**



Commercial ML: 3790649 Status: **Active** List Price: \$219,900  
[4797 Massillon Rd, North Canton, OH 44720](#)  
Subdiv/Complex: Twp: Sold Price:  
Subtype: Other County: Summit Closing Date:  
Parcel ID: 2806769 Multiple PIN #'s: 2806769 2806767  
Area: SUM45-Green  
MLS Cross Ref #:  
Directions: Interstate 77 to Massillon Rd.

Property Information

Approx Fin SqFt:	Annual Taxes: 828.38	Homestead: Yes	Assessments: Yes	For Sale/Lease:	For Sale
SqFt Source:	Traffic Count/Day:			Avail for Auction:	No
Industrial SqFt:	Current Use:			Auction Date:	
Office SqFt:	Lot Size (Acres):			Occupant Type:	Owner
Retail SqFt:	Lot Size Source:			Office Type:	
Residential SqFt: 1,296	Lot Size Frontage:			Industrial Type:	
Warehouse Sq Ft:	Lot Size Depth:			Retail Type:	
SqFt Price Min:	Lot Size Dimensions:			Special Purpose Type:	
SqFt Price Max:	Above Ground Stories: 2			Total # of Drive in Doors:	
Year Built: 1900	Basement Detail: Yes/Full			Drive in door Max Hght:	
	Fences:			Drive in door Min Hght:	
Total # of Prkng Spc:	Location: Park			Total # of Dock Doors:	
Miscellaneous:	Parking:			Dock Door Max Hght:	
Freight Amenities:				Dock Door Min Hght:	
Heating Type: Forced Air				Ceiling Height:	
Heating Fuel: Gas				Ceiling Height Max:	
Roof: Asphalt/Fiberglass				Ceiling Height Min:	
Water/Sewer: Private Sewer, Public Water					
Cooling Type: Central Air					
Terms/Conditions:					
Cost:	Other Cost Per Month:	Cost Per SqFt:		Cost Other:	
Util/Owner Pays:					
Util/Tenant Pays:					

Income & Expenses

Gross Rent:	Insurance:	Additional Expenses 1:
Other Income:	Management:	Amount Expenses 1:
Total Gross Rent:	Maintenance:	Additional Expenses 2:
Vacancy Allowance:	Heat:	Amount Expenses 2:
Cap Rate:	Electric:	Additional Expenses 3:
Total Annual Expense:	Sewer/Water:	Amount Expenses 3:
Net Operating Income:	Trash/Rubbish:	Additional Expenses 4:
Expense Information:	Miscellaneous:	Amount Expenses 4:
Annual RE Tax:	Lawn/Snow Maint:	Additional Expenses 5:
	Reserves:	Amount Expenses 5:

Remarks: 3 Bedroom colonial style home that's been in the same family for many years, currently being used as a single family home. House is located in a desirable high traffic area right where Massillon Rd. and Greensburg Rd. meet, its zoned B3 and is ready to be converted into commercial use with 3 parcels totaling over a half acre (.63) of land. The electrical was all updated about 10 years ago, and the roof was replaced in 2008

Presented By:	Cory A. Fessler	RE/MAX Edge Realty
	Primary: (330) 618-5776	3430 S. Arlington Suite F
	Fax:	Akron, OH 44312
		(330) 475-7777
	E-Mail: coryfessler@gmail.com	Fax:(330) 475-7222
03/21/2016	Web Page: http://coryfessler.com	See our listings online:
		www.homesaroundohio.com

MLS# 3790649 [4797 Massillon Rd, North Canton, OH 44720](#)





Featured properties may not be listed by the office/agent presenting this brochure.  
All information herein has not been verified and is not guaranteed - Copyright - 2016 NEOHREX Inc., All rights reserved.