



FOR SALE

Mixed Use: Strip Mall

4925 Fulton Dr. NW

Canton, Ohio 44718

Mixed Use: Prime Commercial Real Estate with rentals encompassing 38,009 sf. Located in Belden Village area in Jackson Twp. This is a very high traffic area. The property features several well-maintained buildings on 3.48 acres. Presently leased or rented, plus cell phone tower lease. Well diversified commercial units encompassing light manufacturing, retail sales, professional services, heated storage units, offices, fitness center, and warehouses. 100% occupancy with 13 commercial tenants occupying 27 units. The home has three apartments with private entrances and separate enclosed garages. There is also cell tower income. The current annual gross income is \$208,680. Taxes per half year are \$21,624. 100% occupancy with several long-term tenants with up to 40-years tenancy. Potential tower expansion with shared revenue. Duplex apartments over commercial units. In 2022 new LED lighted commercial road signage for all tenants, 13 commercial tenants occupying 27 units. House has three apartments with basement laundry space for each tenant, private entrances, and separate enclosed garages. Parking lot asphalt replaced 2021. New gas and water lines from road to meters east commercial building 2021.

OFFERING SUMMARY

Sale Price	\$2,700,000
Lot Size	3.48 Acres
Total SF	37,009 sf
Parcels	1616237, 1610411
Units	27
Tenants	13



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Additional Photos



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