

# FOR SALE

# OFFICE

## 126 Central Plaza North - Canton, OH

## Key Bank Tower



Located on the Square and within the Innovation and Redevelopment District

This beautiful, historic building has been very well maintained and cared for by Owner/Occupant

Fantastic first floor bank lobby

Perfect for Redevelopment

Fastest download speeds in Ohio's private sector

Close to everything downtown: courthouse, restaurants, etc.

**PRICE: ----- \$875,000.00**

**Price per SF ----- \$13.38**

Occupancy ----- Vacant

### INFORMATION:

Total Sq Ft ----- 65,395 SF

Office ----- 33,000 SF

Other ----- Basement

Floors ----- 12

Sq Ft/Floor ----- 4,200

Year Built ----- 1922

Land Area ----- 8,400 SF (approx.)

Zoning ----- General Business

Heat ----- Forced Air

Air ----- Central

County ----- Stark

City ----- Canton

Interchange ----- I-77

### UTILITIES:

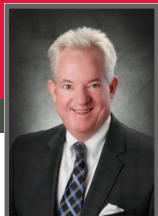
Gas ----- Dominion

Electric ----- AEP

Water ----- City

Sewer ----- County

For More Information, Contact:



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8/7/18

## PROPERTY OVERVIEW

KeyBank Tower is a 12-story steel and concrete building located on approximately .26 Acres in the heart of the Business District of Canton, Ohio. Completed in 1922, the building features a beautiful bank lobby and great views from the upper Tower floors. Most importantly it is within the Innovation District of Canton.

## BUILDING STRUCTURE

- Gross Building Size: 65,395 square feet - Includes 1,050-SF Elevator Lobby and 6,500-SF Sub-Basement mechanical room
- Rentable: 50,343 square feet
- Floor Plates
  - Ground Level: 8,776 rentable sq. ft.
  - Main Level: 9,826 rentable sq. ft.
  - Main Level Mezzanine: 2,323 rentable sq. ft.
  - Partial Floor 3: 1,285 sq. ft. overlooking Mezzanine
  - Partial Floor 4: 1,285 sq. ft. overlooking Mezzanine
  - Tower Floors 5 - 12: 3,356 rentable sq. ft.

**CONSTRUCTION:** Steel and concrete  
**EXTERIOR FINISH:** Brick and mortar facade  
**ROOF:** Asphalt built-up  
**MECHANICAL/HVAC:** Central boiler; Package units per floor  
**LIFE SAFETY SYSTEM:** Fire pump in basement that pumps City water to all floors; Hoses on each floor  
**SECURITY SYSTEM:** None  
**ELEVATORS:**

- \* 2 Passenger elevators at 2,500 lb. capacity; 350 fpm
- \* 1 Passenger elevator at 2,000 lb. capacity; 350 fpm
- \* 2 Dumbwaiter elevators

## UTILITIES

**WATER:** City of Canton Water Department  
**SEWER:** Water Pollution Control Center  
**GAS:** Dominion East Ohio  
**ELECTRICITY:** American Electric Power

## PARKING

There are five (5) Parking Decks located within two blocks of the Property.