

# FOR LEASE

# OFFICE

2520 Wales Avenue NW - Massillon, Ohio 44646



## DETAILS:

- Former Medical Office
- Single - Multi Tenant
- Great Jackson Township location

## INFORMATION:

Previous Use ----- Medical Office  
Total Sq. Ft. ----- 10,816 Sq. Ft.  
Available ----- 2,700 Sq. Ft.  
Divisible to ----- 2,700 Sq. Ft.  
Units ----- 3  
Floors ----- 2  
Sq Ft/Floor ----- 5,408  
Year Built ----- 1986  
Roof ----- Pitched  
Ceiling Height ----- 8 ft.  
Elevator ----- No  
Heat ----- Gas  
Air ----- Central

## SITE DATA:

Acre(s) ----- .95  
Frontage ----- 171.67'  
Depth ----- 240'  
County ----- Stark  
Township ----- Jackson  
Zoning ----- B-1  
Topography ----- Sloping  
Traffic Count ----- Moderate  
Best Use ----- Office

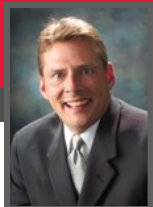
## UTILITIES:

Gas ----- Dominion  
Electric ----- Ohio Edison  
Water ----- Aqua Ohio  
Sewer ----- County

## LEASE DATA:

Office ----- 2,700 Sq. Ft.  
Rate/Sq. Ft. ----- \$8.00 NNN  
CAM/Sq. Ft. ----- (\$3.20 Estimated)  
Term ----- 3-10 Years  
Possession ----- Immediate

For More Information, Contact:



**JACK BLAKNEY**

**MOBILE: 330.704.6410**

Office: 330.494.4411 Ext. 104  
jack@tomjacksonrealty.com

4706 Douglas Circle NW  
Canton, OH 44718

Office: 330.494.4411 • Fax: 330.445.2306

[www.TomJacksonRealty.com](http://www.TomJacksonRealty.com)



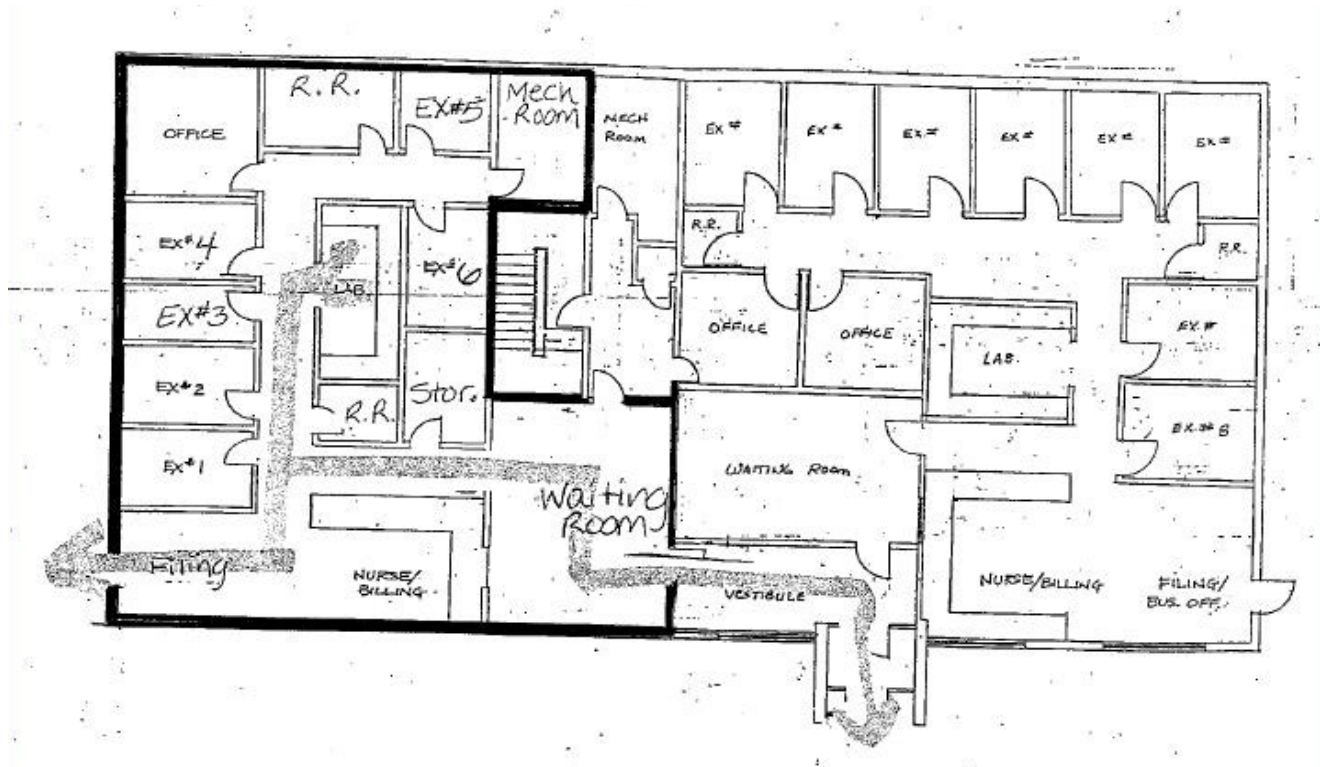
© 2017 Tom Jackson Commercial Realty. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other condition, prior sale, lease or financing, or withdraw without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

12/11/17

# FOR LEASE

# OFFICE

2520 Wales Avenue NW - Massillon, Ohio 44646



**PORTION OF UPPER LEVEL - AVAILABLE**

For More Information, Contact:



**JACK BLAKNEY, Jr.**

Sales & Leasing Consultant

**CELL: 330.704.6410**

Office: 330.494.4411 Ext. 104  
jack@tomjacksonrealty.com

4706 Douglas Circle NW  
Canton, OH 44718

Office: 330.494.4411 • Fax: 330.445.2306

[www.TomJacksonRealty.com](http://www.TomJacksonRealty.com)

