

Mixed Use Fully Leased Investment Property

2757 CLEVELAND AVENUE NW, CANTON, OH 44709



Overview

This 6,304 SF building contains two retail tenants and an apartment above them on the second floor. Building has a brand new roof, has been well maintained, and has ample parking. Located just off a highway exit, this location is ideal for many retail uses. Currently the income that the building brings in, is calculated at an 8 Cap, based on the asking price. Two parcels are included in the sale. Please contact Jeff Davis or Jake Davis for more details.

Highlights

- Well Maintained Building
- Fully Leased
- Tenants have been in building for long period of time.
- New Roof
- Ample Parking
- Very Close to the Highway

Property Details

-  **Sales Price**
\$349,900
-  **Building Size**
6,304 SF
-  **Lot Size**
0.38 Acres

Rev: June 9, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Jeff Davis
C: 330.351.5202
O: 330.940.9360
JDavis@HoffLeigh.com

Jake Davis
C: 330.573.8590
O: 330.940.9360
Jake@HoffLeigh.com

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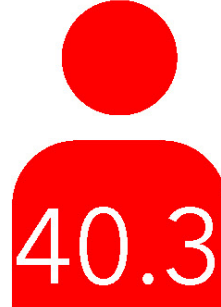
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DEMOGRAPHICS



84,723
Population



40.3
Median Age



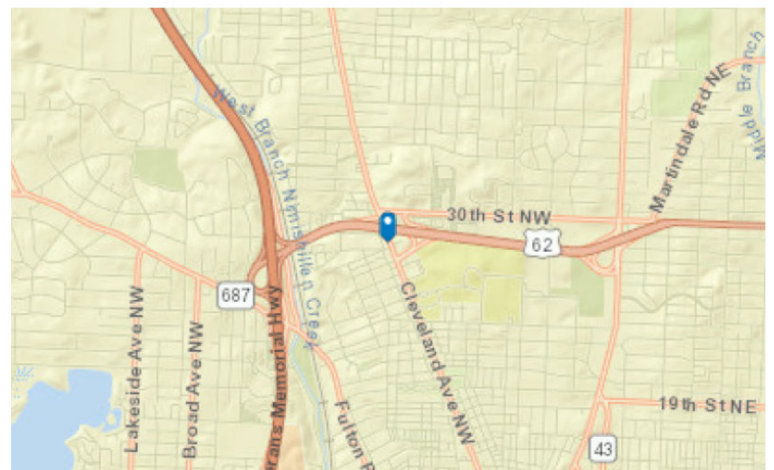
2.2
Average
Household Size



\$51,055
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Christmas Seal Dr NW	20,300	0.0
29th St NW	24,000	0.1
Ferndale Rd NW	4,684	0.1
	6,900	0.1
27th St NW	19,749	0.1

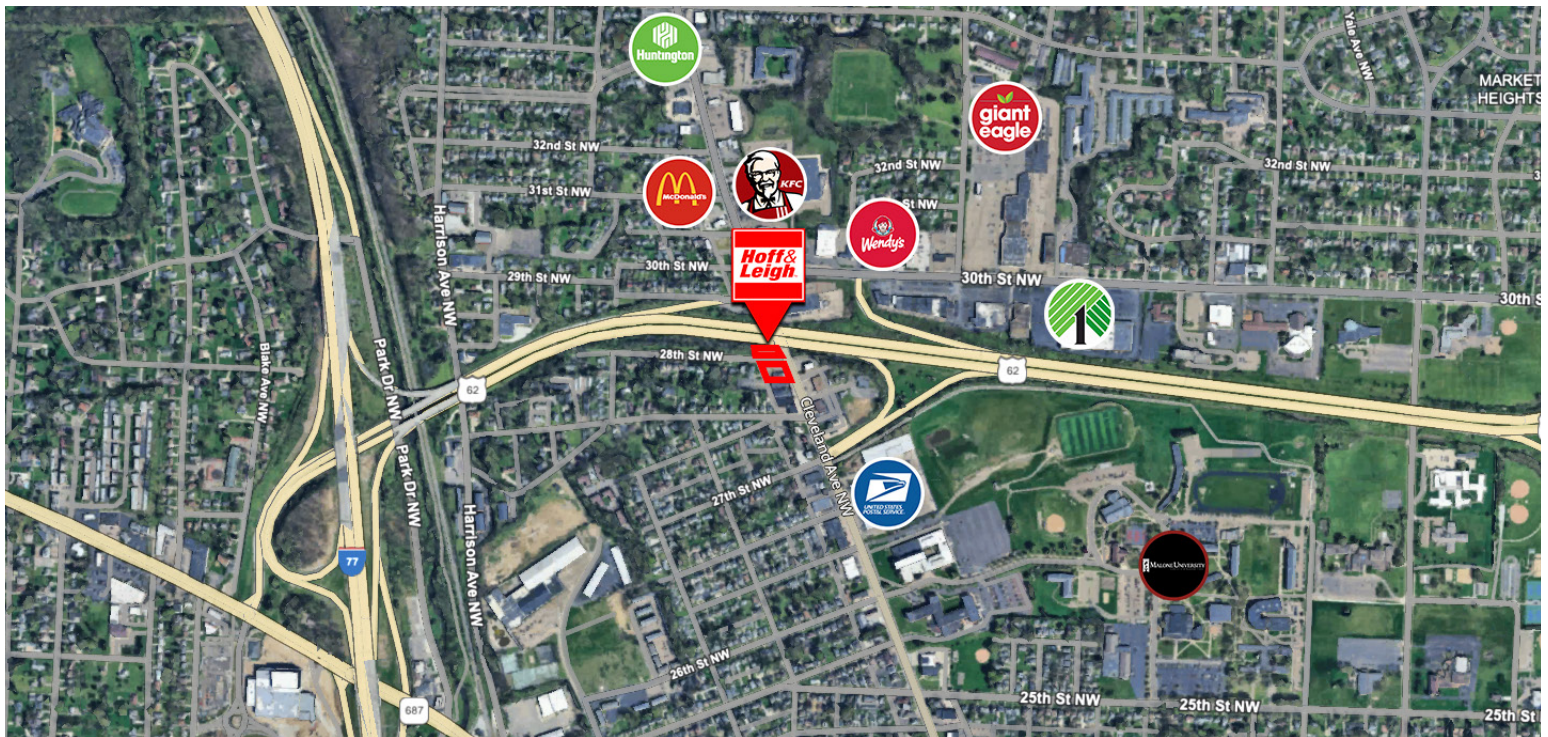


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