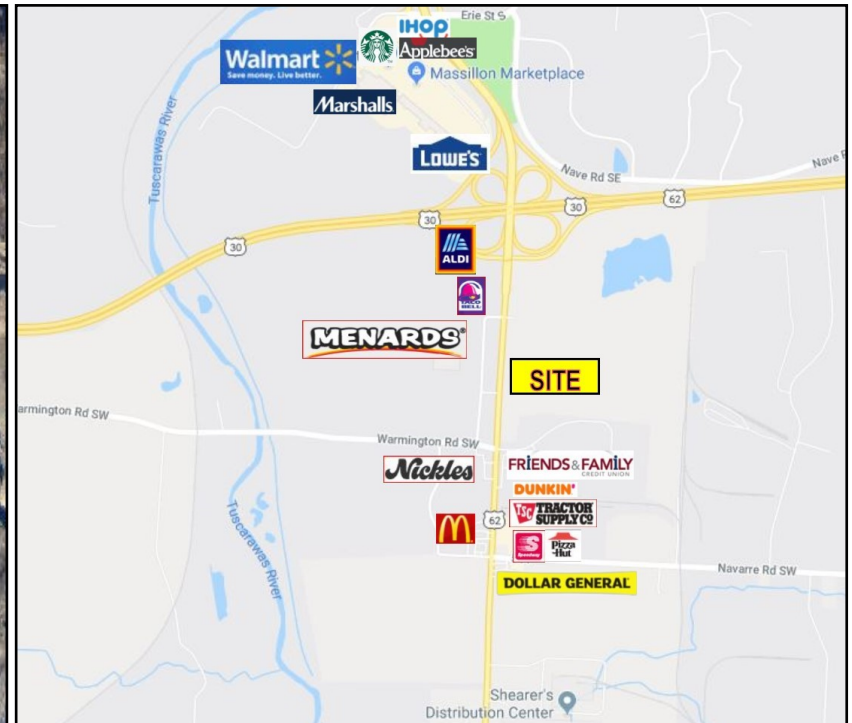


# FOR SALE

# LAND

8.8 Acres Erie Avenue SW - Massillon OH 44646 Parcel No.1005839

VACANT LAND



### PROPERTY INFORMATION:

SALE PRICE -----\$898,000.00  
 ACREAGE -----8.8 Acres  
 FRONTAGE -----approx. 740'  
 DEPTH-----approx. 400'  
 COUNTY -----Stark  
 CITY -----Massillon/Perry

R/E TAXES-----\$1,091.12/Yr  
 GAS-----Dominion  
 ELECTRIC -----Ohio Edison  
 WATER -----Aqua Ohio  
 SEWER -----None  
 TRAFFIC COUNT --- 21,372 VPD (2018)

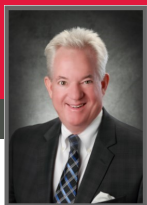
### FEATURES:

- Nice flat land directly across from Menards in growing section of southern Massillon, Ohio
- Additional land available
- Industrial zoning allowing for Light Industrial, Retail and Office

### DIRECTIONS:

- Near the intersection of OH State Rte 30 and 21
- Directly across from Menards, Taco Bell and new Aldi store

For More Information, Contact:



**TOM JACKSON**

Mobile: 330.418.1145

Office: 330.494.4411 Ext. 101  
tom@tomjacksonrealty.com

4706 Douglas Circle NW  
Canton, OH 44718

Office: 330.494.4411 • Fax: 330.445.2306

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



© 2021 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.