

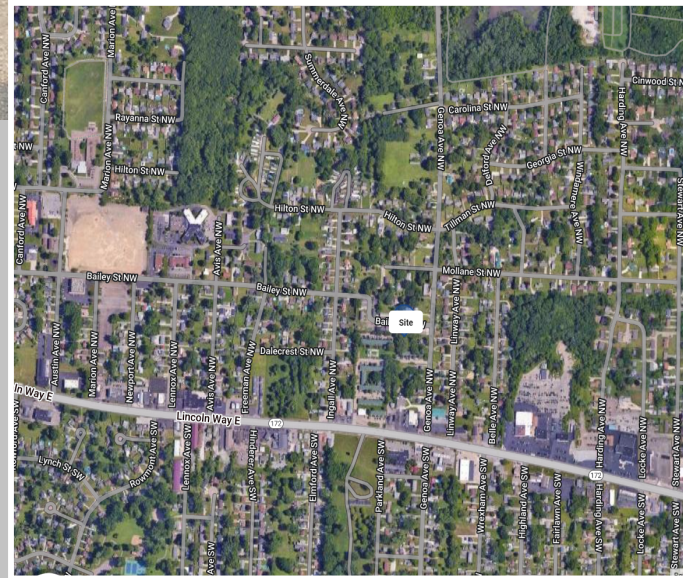
# Industrial Building for Sale

305 Genoa Ave. NW  
Massillon OH 44646



## HIGHLIGHTS:

- » Price: \$450,000
- » Size: 6,978 SF
- » Lot area: .96 acres
- » Great for investor or owner/ user
- » Located in Perry Township in Massillon, on the corner of Genoa Ave. and Bailey St.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	8,506	58,716	133,672
2022 Average HH Income	\$74,978	\$79,470	\$77,693

For More Information, Contact:

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## PROPERTY SUMMARY

Building SF	<b>6,978</b>
Land SF	<b>41,903</b>
Land Acres	<b>.96</b>
Year Built	<b>1958</b>
Year Renovated	<b>70's</b>
# of parcels	<b>1</b>
Zoning Type	<b>R-3 with legal nonconforming use permit</b>
Building Class	<b>C</b>
Location Class	<b>B</b>
Number of Parking Spaces	<b>At least 70</b>
Parking surface	<b>Gravel, concrete</b>
Dock High Doors	<b>8</b>
Garage Door Height	<b>12'-16'</b>
Fenced Yard	<b>Yes</b>
Office SF	<b>639</b>
Warehouse SF	<b>6,339</b>
Water / sewer	<b>Public</b>
Heating	<b>Natural gas (Dominion)</b>
Electrical / Power	<b>400 amp service</b>
Lighting	<b>New LED lighting throughout</b>

## INVESTMENT SUMMARY

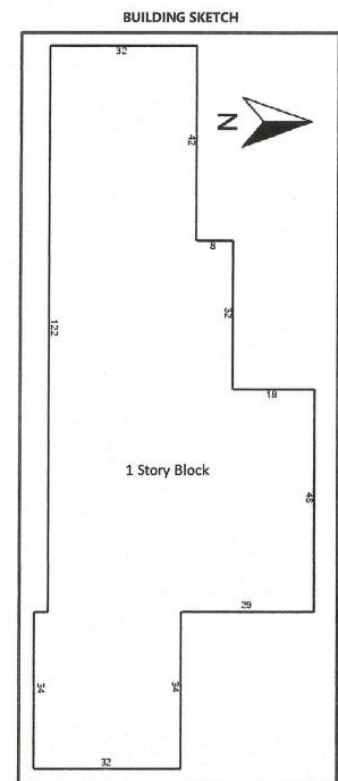
Price	<b>\$450,000</b>
Price PSF	<b>\$64.49</b>

## BUILDING SUMMARY

- Subject property is located on the corner of Genoa Ave. NW and Bailey St. NW in Perry Township in Massillon.
  - 526' of frontage on Bailey Street and 70' of frontage on Genoa.
  - Lot area is .96 acres.
  - Owners have obtained legal, nonconforming use permit from Perry Township zoning to allow for outside storage and warehouse.
- Recent building improvements include:
- Replaced commercial steel entry doors.
  - Replaced overhead garage doors.
  - Warehouse completely cleaned and repaired/ replaced drywall throughout.
  - Painted all walls with high-grade exterior white paint.
  - Installed new LED lighting in all bays.
  - Flat rubber roof section resealed and secured.
  - Trussed roof sections inspected and sealed.
  - Trimmed and limbed all overhanging trees on property.







Dimensions are approximate, based on Stark County Auditor