

FOR SALE

Corporate Office/Research Facility

125 State Route 43, Hartville



*Desirable
Location!*



*Highly desirable
office/industrial area
South of Route 224
and North of Route 619*

- 25,000 SF located on 7.17 acres
- High speed internet wired
- Security System
- Indoor/Outdoor Lunch/breakroom with view of pond
- Suffield Township- no city tax
- Building could be divided into two separate units



RE/MAX[®]
COMMERCIAL



Amy Bolan

Cell: 330-806-9742
Fax: 866-404-4547
abolan@remaxneo.com
www.amybolan.com



Commercial **MLS #:** 3139069 **Status:** Active
[125 State Route 43 Hartville, OH 44632-9500](#)
Subdivision/Complex:
Property Subtype: Office **County:** Portage
Parcel ID #: 360300000006001 **Multiple PIN #'s:** No
Area: POR00 **MLS Cross Ref #:**
Photos: [3](#) **VT:**
Directions: State Route 43: South of Route 224: North of Route 619

LP: \$1,499,000
SP:
Closing Date:

Property Information:

Approx fin SqFt: 25000
SqFt Source: Public Record Manual
Industrial SqFt:
Office SqFt: 25000
Retail SqFt:
Residential SqFt:
Warehouse SqFt: 0
SqFt Price Min: 0
SqFt Price Max: 0
Year Built: 1980
Roof: Rubber,Flat
Total # of Prkng Spc: 0
Miscellaneous: Lunchroom,Meeting/Conf. Room,Private Restroom,Public Restroom,Security System,Sig
Freight Amenities:
Heating Type: Forced Air
Heating Fuel: Gas
Water/Sewer: Private Sewer,Public Water
Cooling type: Central Air
Terms/Conditions: Sell As Entity
Cost: Per SqFt **Cost Per Month:**
Util./Owner Pays: Pays All
Util./Tenant Pays:

Traffic Count/Day:
Current Use: Research/Chem. Lab
Lot size: 7.170 acres
Lot Size Source: Public Record Auto
Lot Size Frontage: 0
Lot Size Depth: 0
Lot Size Dimensions: 0
Above Ground Stories: 1
Basement: None
Fences:
Location: Freestanding
Parking: On Site/Private
Cost Per SqFt: \$53 **Cost Other:**

For Sale: Yes
For Lease: No
Avail for Auction: No
Auction Date/Time:
Occupant Type: Owner
Office Type: Building
Industrial Type:
Retail Type:
Special Purpose Type:
Total # of Drive-in Doors:
Drive-in Door Max Height:
Drive-in Door Min Height:
Total # of dock Doors:
Dock Door Max Height:
Dock Door Min Height:
Ceiling Height:
Ceiling Height Max:
Ceiling Height Min:


Income & Expenses

Gross Rent:
Other Income:
Total Gross rent:
Vacancy Allowance:
Cap Rate:
Gross Rent Multiplied:
Total Annual Expense:
Net Operating Income:
Expense Information:
Annual RE Tax:

Insurance:
Management:
Maintenance:
Heat:
Electric:
Sewer/Water:
Trash/Rubbish:
Miscellaneous: Lunchroom,Meeting/Conf. Ro
Lawn/Snow Maintenance:
Reserves:

Additional Expenses1:
Amount Expenses1:
Additional Expenses2:
Amount Expenses2:
Additional Expenses3:
Amount Expenses3:
Additional Expenses4:
Amount Expenses4:
Additional Expenses5:
Amount Expenses5:
Additional Expenses6:
Amount Expenses6:

Remarks: 25,000 SF Corporate office/reasearch facility located on 7.17 AC in a highly desirable office/industrial area just south of Route 224 and north of Route 619. High speed internet wired; security system. Plenty of area to add on. Indoor/outdoor lunch/breakroom area with view of pond. Suffield Twp.-no city tax. Building could easily be divided into two separate units-each with its own corporate entrance way.

Presented By:	Amy Bolan	RE/MAX Commitment
	 Primary: Secondary: Other: E-mail: abolan@remax.net Web Page: http://www.amybolan.com	4200 Munson St NW Canton, OH 44718 330-492-9278 Fax: 330-492-9277 <i>See our listings online:</i>
06/08/2010		

Map

