

GAS STATION WITH CONVENIENCE STORE

Canton, Ohio

- **Spee-D-Foods and Marathon Gas**
- **NNN Leased thru 2028 (+2 options)**
- **\$6,000/mo = \$72,000 NOI – 6.79% CAP**
- **3,000 SF on .37 acres (16,117 SF)**
- **Adjacent to hotel and shopping**
- **40-Year Tenant – Renews Regularly**
- **Great traffic location near Freeway**



**Real Estate ONLY.
Business NOT included.**

4516 Everhard Rd. NW, Canton, OH

Andrew Ostrander
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Robert Skubiak
480-395-5770
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\$1,060,000





Extremely long term 40-year tenant that regularly renews their lease - 5 years left on their current extension, two 5-year options (1st at \$6500). NNN at \$6,000/mo. or \$72,000 NOI offering a 6.79% Cap on a steady tenant. Located at a great traffic location, lighted intersection with over 41,000 cars per day, only ¼ mile from the freeway. Across from Belden Village Mall on the SEC and Kohl's on the NEC, plus next to two hotels, including a Holiday Inn directly behind, and several name restaurants which speaks positively to the demographics.





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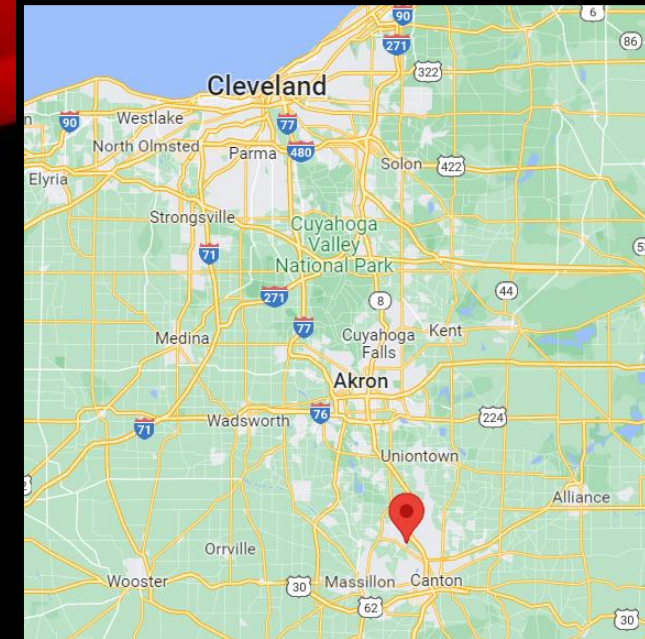
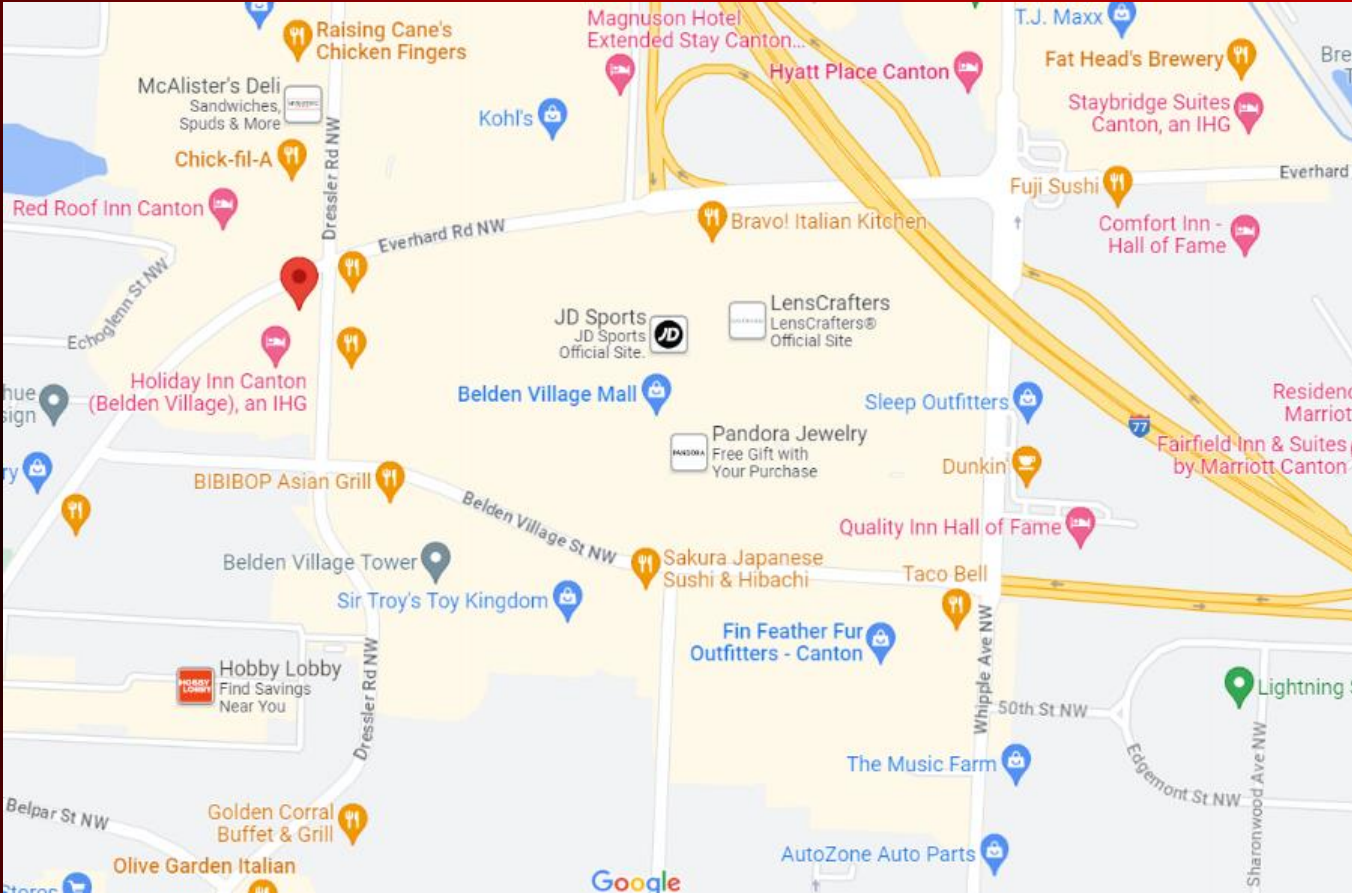
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