



## 4855 Tallmadge Rd

Rootstown, Ohio 44272

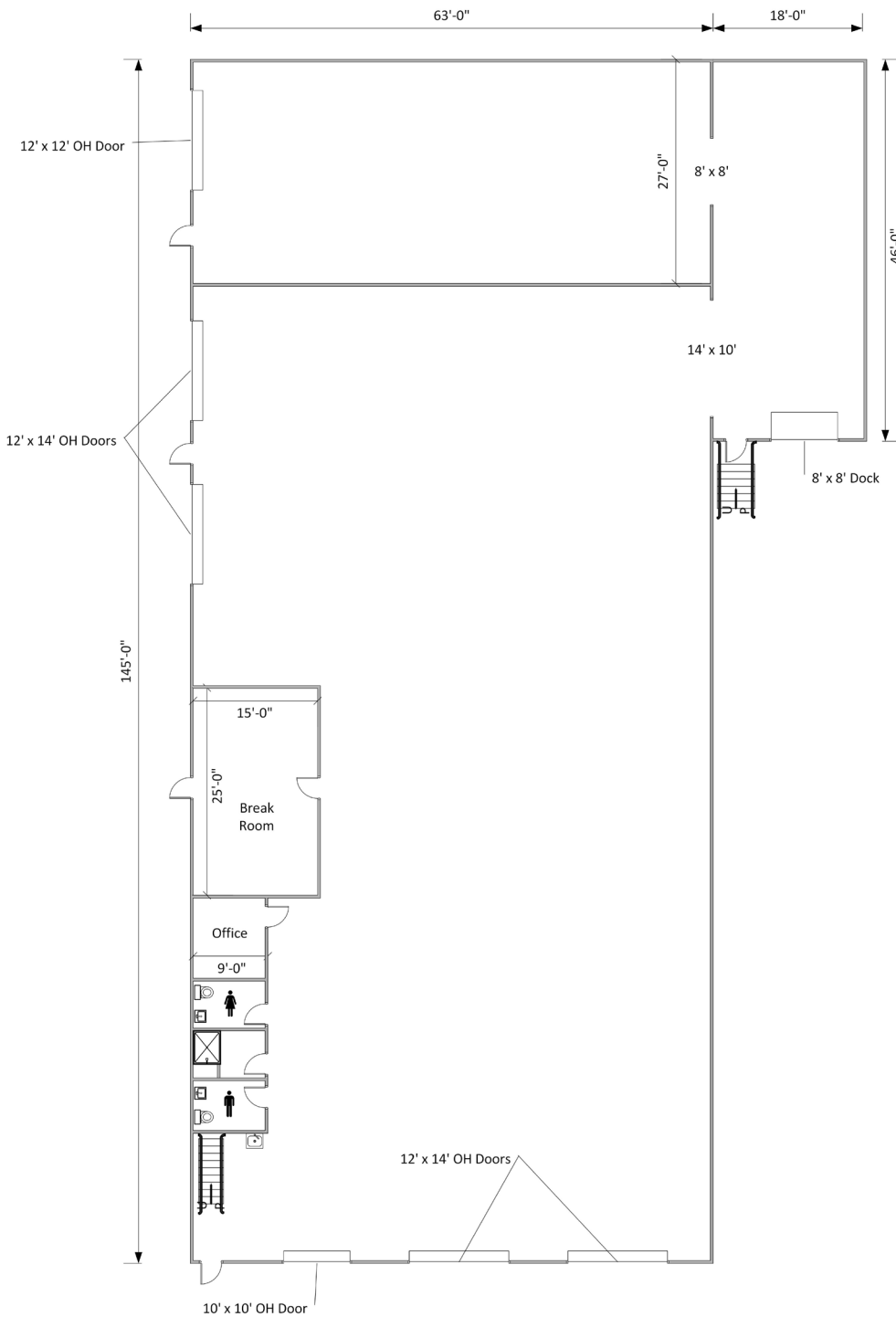
- Very clean excellent maintained building.
- Frontage on two streets.
- Fenced yard with two gates.
- Located next to post office.
- Newer roof.
- Currently used as auto restoration.
- Showings with 24 hour notice to tenant.
- Tenant to vacate at purchase.

TOTAL SQ. FT.	10,763
SALE PRICE	\$459,000.00
LEASE RATE	\$5.00/NNN
ACRES	0.68
YEAR BUILT	1950/2000
ZONING	C2
CEILING HEIGHT	16
DOCKS	1 (8' x 8') with levelor
OVERHEAD DOORS	5 (12' x 14')
POWER	3P 400A-480v
FRONTAGE	109
PARCELS	32-009-10-00-034-001
COUNTY	Portage
TAXES	\$4,506/yr

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\*DIMENSIONS ARE APPROXIMATE. THIS INFORMATION IS FROM RELIABLE SOURCES BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE