

FOR SALE

Multi-Tenant Office with Built-In Upside

215 E WATERLOO RD

Akron, OH 44301

PRESENTED BY:

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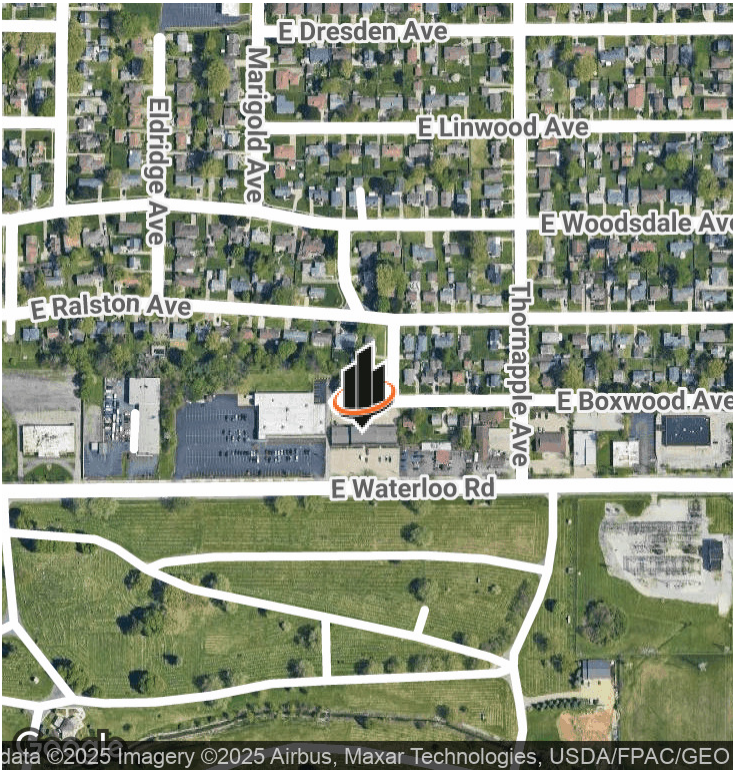
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PROPERTY SUMMARY



OFFERING DETAILS

SALE PRICE:	\$575,000
NUMBER OF OFFICE SUITES:	20
LOT SIZE:	0.69 acres
BUILDING SIZE:	19,976 SF
STORIES:	2 Stories + Lower Level
PARKING:	83 Spaces
ZONING:	U-3
APN:	#6829369

PROPERTY DESCRIPTION

Well-maintained and well-located multi-tenant office investment with upside potential in leasing the vacant suites. Many tenants are long-term tenants; some month to month leases. Rarely ever historically leased professionally. This is ideal for both investors and owner-occupants looking for an easily managed property with upside that is easily stabilized in a strong mixed-use Akron corridor.

PROPERTY HIGHLIGHTS

- Great visibility: Positioned on a heavily trafficked commuter and service route
- Flexibility (Zoning & Layout): Ability to accommodate a range of small to mid-size tenants and flexible zoning allows a wide range of office, medical, and service-related uses
- Value-Add: Many MTM leases and a couple vacancies - easily stabilize through renewals and market-rate adjustments and leasing vacant spaces
- Recent Capital Improvements: New Roof, Upgraded HVAC, Updated Plumbing, New Windows
- Amenities: Plenty of on-site parking, in-suite restrooms, some units with private entrances, recent capital improvements
- Excellent Highway Access: Less than 1 mile to the I-77/US-224 interchange with quick connections to I-76, I-277, and SR-241.

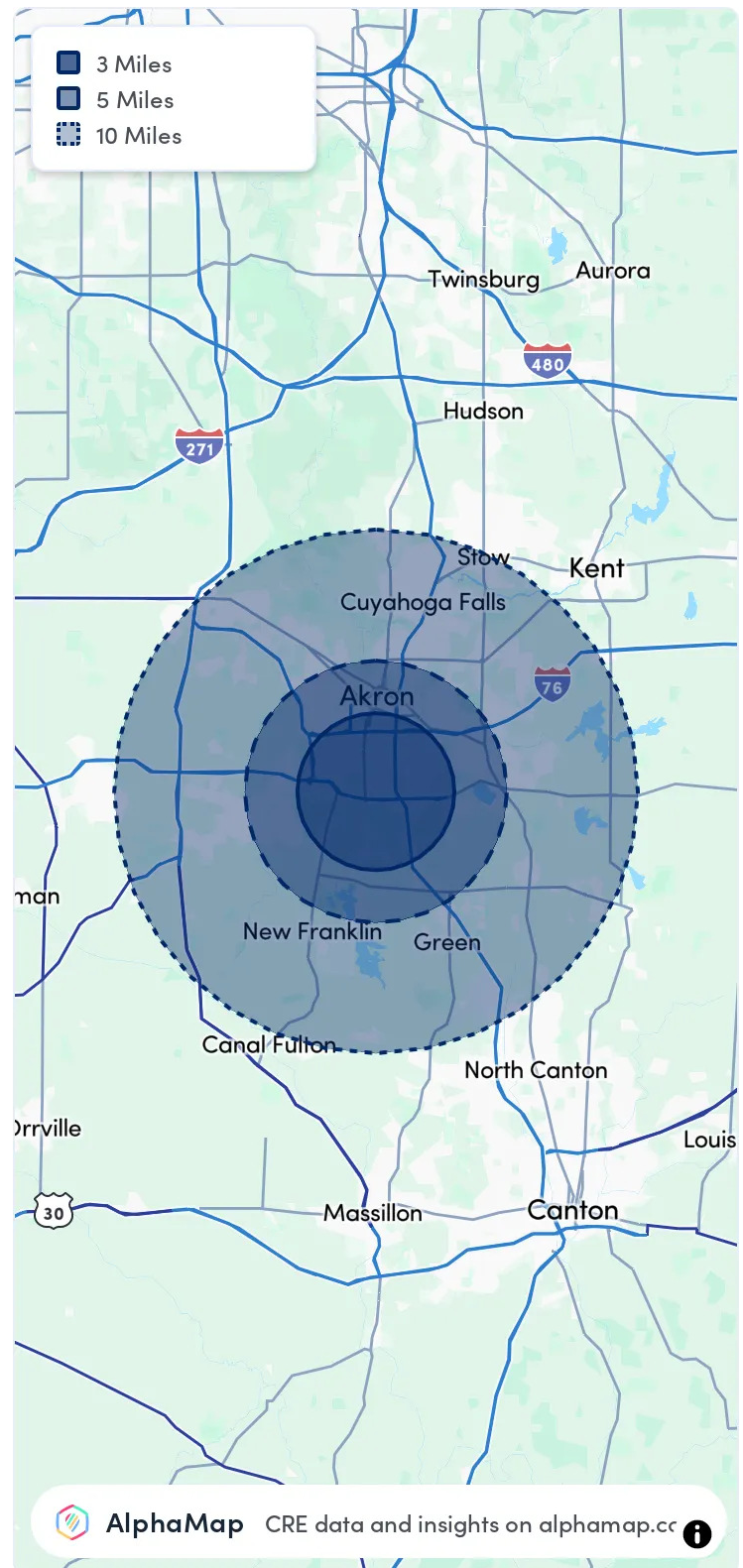
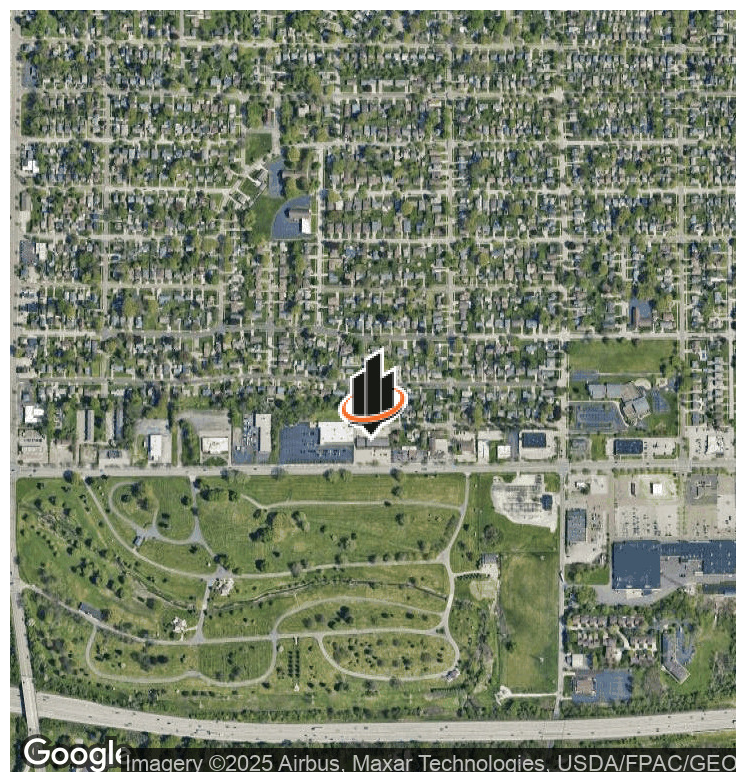
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AREA ANALYTICS

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	68,192	175,211	452,658
AVERAGE AGE	39	40	42
AVERAGE AGE (MALE)	38	39	41
AVERAGE AGE (FEMALE)	40	42	43
HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	29,393	75,971	195,545
PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$58,517	\$63,379	\$85,590
AVERAGE HOUSE VALUE	\$130,588	\$146,109	\$202,779
PER CAPITA INCOME	\$25,442	\$27,556	\$37,213

Map and demographics data derived from AlphaMap



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