

499 Brown St,
Akron OH 44311

kw LIVING
KELLERWILLIAMS. 

OFFERED AT \$145,000



TERA SOMOGYI +
MORGAN MCCLAIN

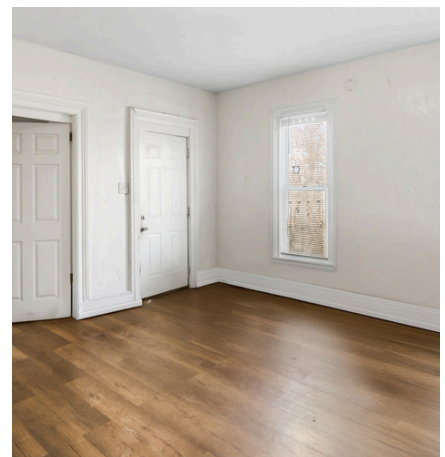
REALTORS®

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HOME FEATURES

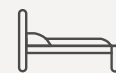


499 Brown St presents a strong duplex investment opportunity in a high-demand Akron rental corridor, offering immediate income potential with room to grow.

With established tenant appeal and rental upside still on the table, this property is well-suited for investors looking to strengthen cash flow through future rent adjustments and thoughtful improvements over time.

Notable updates include washer and dryer replacement (2021), upstairs refrigerator (2022), downstairs refrigerator (2020), upstairs range (2019), electrical panel updates (approx. 2017), updated flooring (approx. 2017), an upstairs shower replaced within the last year, and bathroom vanity updated approx. 3 years ago, and tree clearing was completed in 2025.

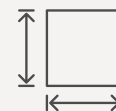
While there is still opportunity to add value, the property offers a solid starting point for an investor seeking a well-located duplex with long term income potential, operational flexibility, and a clear path toward increased returns.



4 BDRMS



2 BTH



1,500 SQ FT

MULTI-FAMILY



MECHANICALS

Roof	2025
Furnance	2018
Windows	~2001
Air Conditioner	N/A
Water Heater	2017

The Ultimate Roofing Standard – Featuring top-of-the-line Owens Corning Duration Premium shingles, this roof was installed following a comprehensive decking evaluation and full repair. It is backed by a Preferred Warranty covering both labor AND materials, which is fully transferable to you for long-term protection.

[REVIEW ADDITIONAL PROPERTY INFORMATION HERE](#)

Available individually or as a portfolio, these four Brown Street properties offer investors the flexibility to purchase one asset or maximize scale, cash flow, and value through a bundled acquisition.

[VIEW 505 BROWN ST.](#)

[VIEW 511 BROWN ST.](#)

[VIEW 517 BROWN ST.](#)

**[VIEW VALUE-ADD MULTI-PROPERTY INVESTMENT
BROCHURE HERE](#)**