

## UNIQUE PORTAGE LAKES PROPERTY - VARIETY OF USES



472 W. Turkeyfoot Lake Rd.  
Akron, OH 44319



SUMMIT  
COUNTY

### Property Details

- 4,900 SF on 2 acres
- Zoned B-1 (Light Commercial)
- Detached 3-car garage
- 200-amp electrical service
- Located on SR-619 in desirable Portage Lakes
- Currently used as an operational funeral home
- Sale Price: \$575,000

**David Whyte**

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### Property Description

Unique property in beautiful Portage Lakes. Large two-story home with historic charm and modern amenities. This beautifully updated two-story home, currently used as an operational funeral home, features 10 spacious rooms on the main level and a second floor retreat with full kitchen, bath, living room, and two bedrooms. Equipped with central air, three furnaces and other recent updates including a seven year old roof, 200 amp electrical service, and EPA-approved commercial septic system, this 2-acre property with B-1 zoning is ideal for various commercial uses.

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FOR SALE



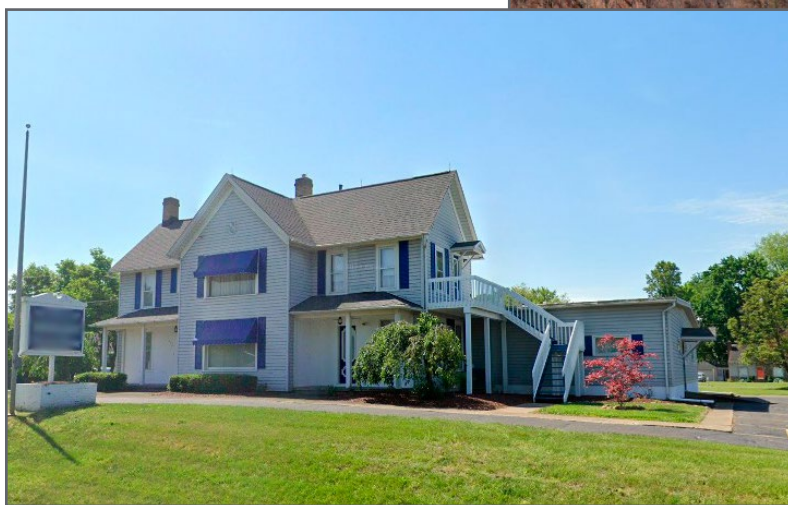
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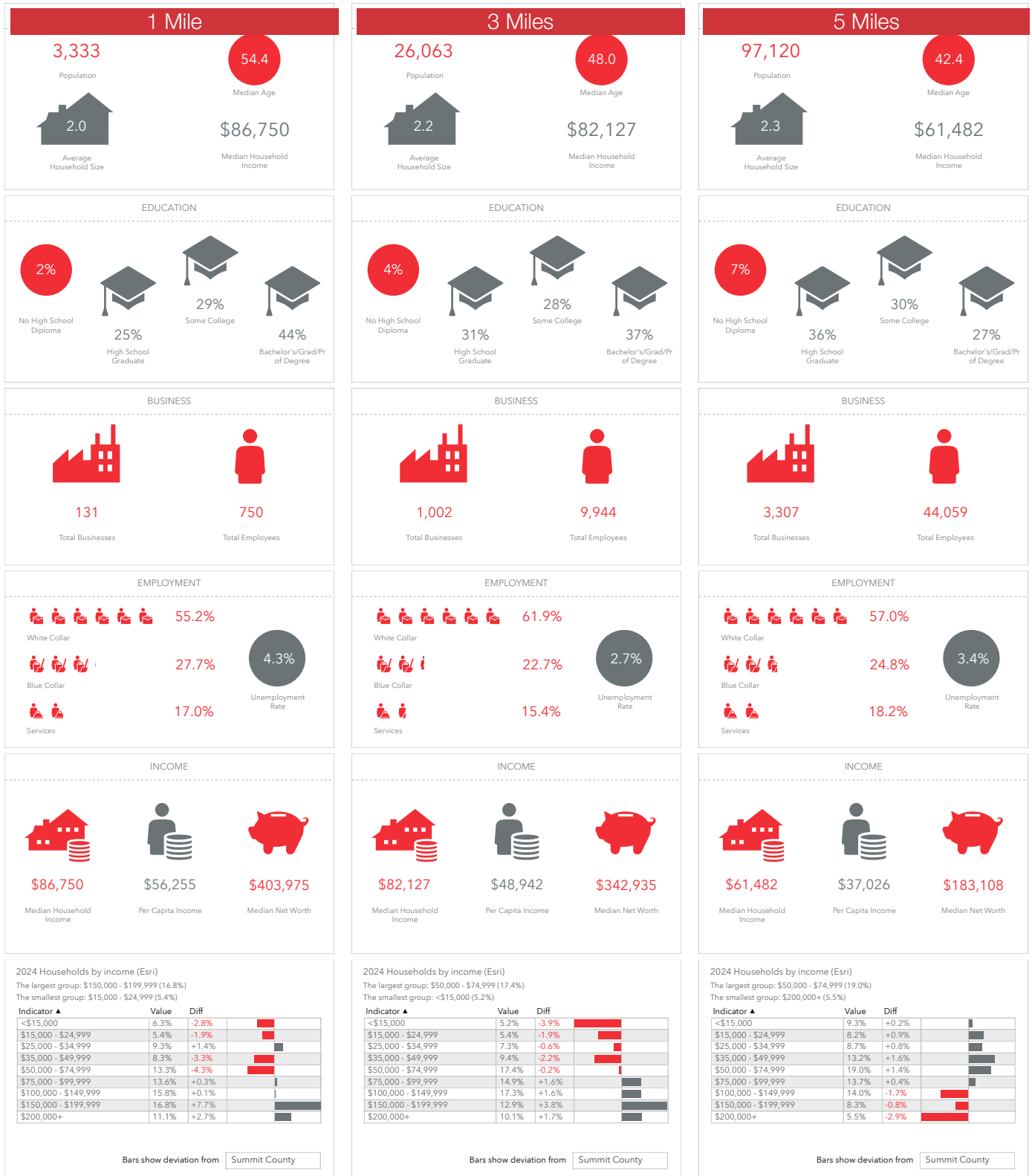
Demographics	1 Mile	3 Miles	5 Miles
Population:	3,352	44,004	120,775
Households:	1,633	19,271	53,075
Median Age:	34	43.4	42.1
Average HH Income:	\$116,309	\$117,858	\$112,800

**NAI Pleasant Valley**  
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FOR SALE



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FOR SALE

Property Details	<b>BUILDING SIZE:</b>	4,900 SF
	<b>1st Floor:</b>	10 spacious rooms (currently used as funeral home)
	<b>2nd Floor:</b>	owner's retreat living space includes full kitchen, bath, living room, 2 bedrooms
	<b>GARAGE:</b>	detached 3-car
	<b>PARKING:</b>	31 paved spaces + large unmarked lot covered walkway to door
	<b>CURRENT USE:</b>	funeral home
	<b>TOTAL ACREAGE:</b>	2 acres
	<b>PARCEL:</b>	2600131
	<b>ROOF:</b>	7 years old
	<b>POWER:</b>	200 amp electrical service
	<b>AIR CONDITIONING:</b>	central
	<b>HEAT:</b>	3 furnaces
	<b>WATER / SEWER:</b>	well & softener / EPA approved commercial septic
	<b>ZONING:</b>	B-1 light commercial

Price Details	<b>SALE PRICE:</b>	\$575,000
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Location Details	<b>APPROX. FRONTAGE:</b>	267' on W. Turkeyfoot Lake Rd. (SR-619)
	<b>INTERCHANGE:</b>	SR-93   I-77
	<b>APPROX DISTANCE:</b>	1.2 miles   3.5 miles

Notes

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