

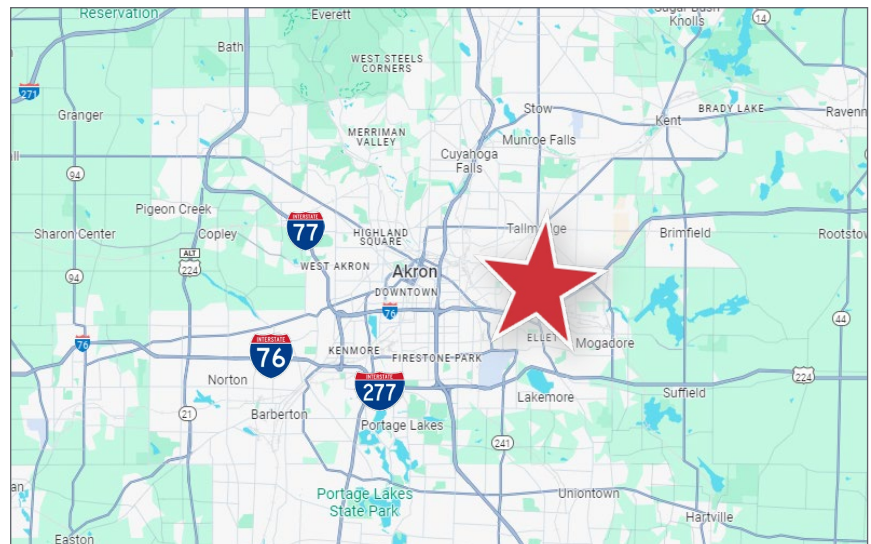


87 N. Canton Rd.
Akron, Ohio 44312

NEW TO MARKET!
Mixed-Use Brick Building

Property Details

- Building Size: 10,302 SF
- First floor and lower level private entrance
- Renovated in 2007
- Updated LED lighting
- High traffic counts
- ADA Bathrooms
- Half a mile from I-76
- Sale Price: \$595,000



Jim Pickard | Executive Vice President

330.472.3526 | Jim.Pickard@naipvc.com

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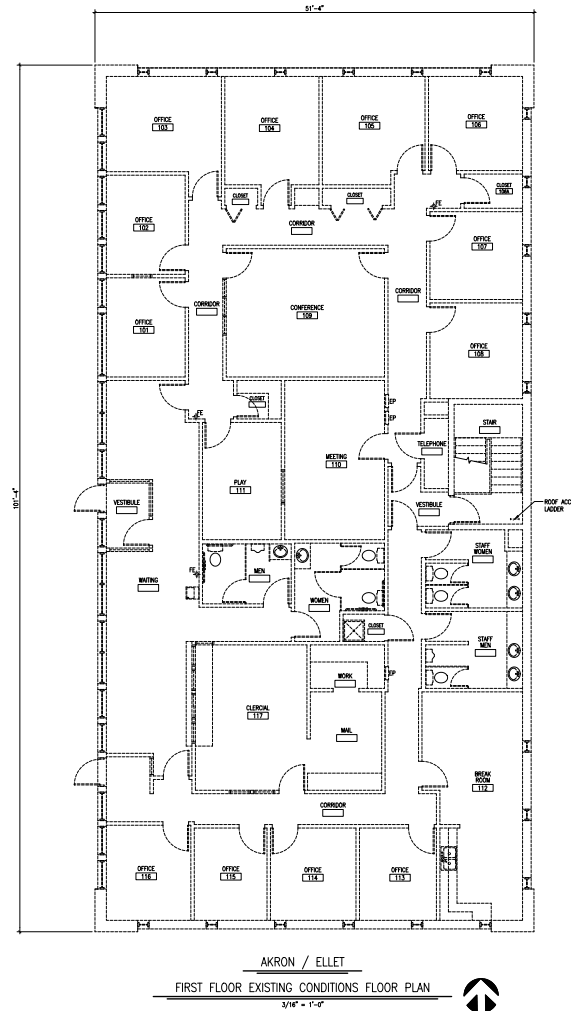
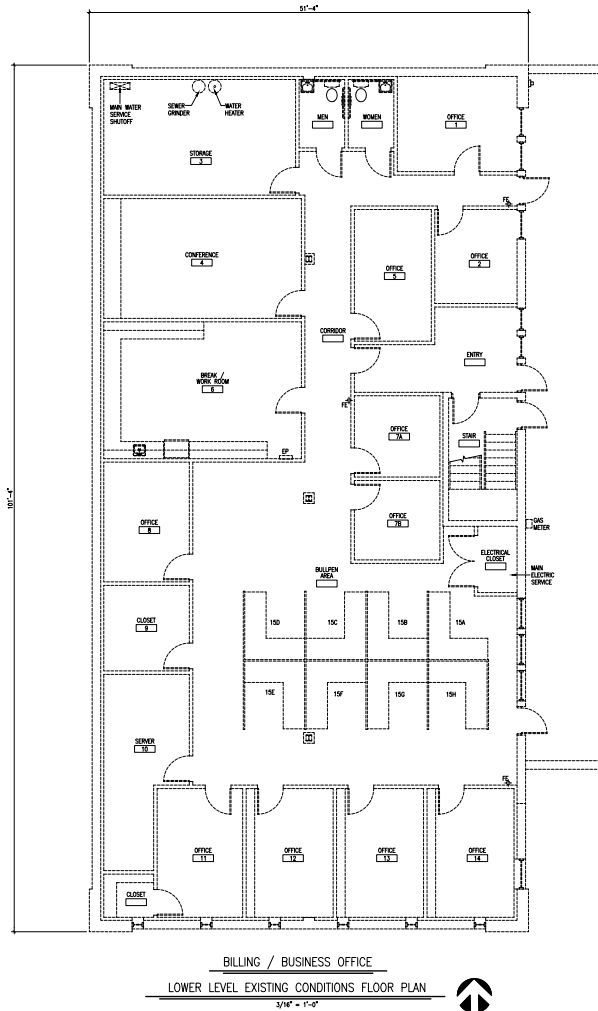
Demographics	1 Mile	3 Miles	5 Miles
Population:	10,110	63,923	155,475
Households:	4,795	28,128	66,468
Median Age:	42	40.7	38.4
Average HH Income:	\$79,962	\$83,979	\$80,104

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EXISTING DIMENSIONS HAVE BEEN TAKEN FROM EXISTING DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING THEIR WORK.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND IDENTIFY ANY CONFLICTS OR DISCREPANCIES NOT ON THE PLANS. PRIOR TO SUBMITTING CONSTRUCTION BID AND PROVISION OF ANY EDCU.

REVISIONS

GBC Design, Inc.
100 White Pond Drive, Akron, OH 44320
Phone: 330-442-2222

AKRON CHILD GUIDANCE CENTER
100 White Pond Drive, Akron, OH 44320
Phone: 330-442-2222

AKRON CHILD GUIDANCE CENTER - RECORD DRAWINGS
100 White Pond Drive, Akron, OH 44320
Phone: 330-442-2222

SYMBOL LEGEND

- - - EXISTING CONSTRUCTION
- FE - EXISTING FIRE EXTINGUISHER
- EP - EXISTING ELECTRICAL PANEL

BUILDING DATA

BUILDING AREA (LOWER LEVEL)	= 5,100 SQ. FT.
(1ST FLOOR)	= 5,100 SQ. FT.
TOTAL AREA	= 10,200 SQ. FT.

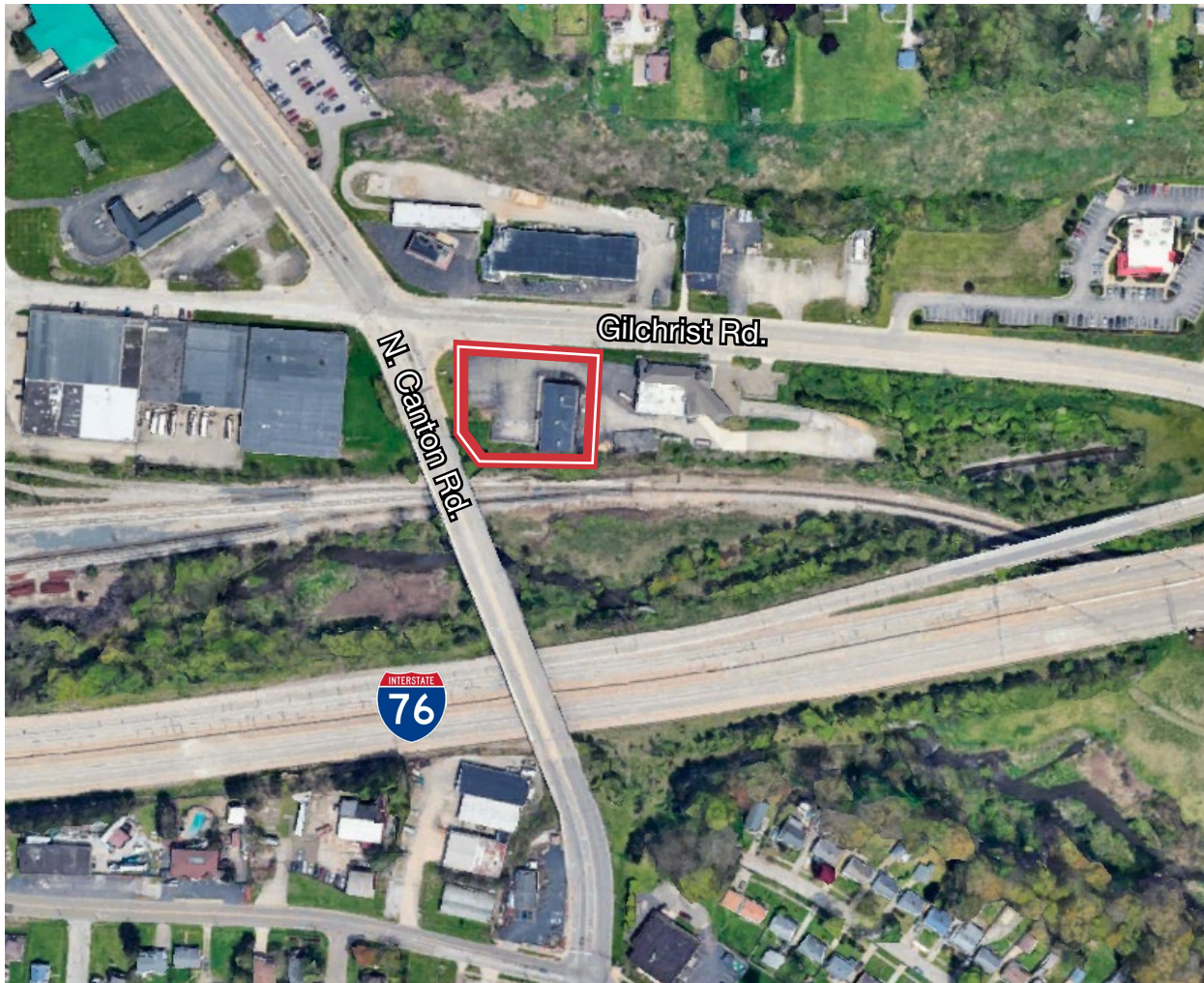
JOHN D. ELSEY
REGISTERED ARCHITECT
STATE OF OHIO

JOHN D. ELSEY
DATE: 1/21/2021
PROJECT NO. 43148
DRAWN BY: JT
DRAWING NO. A101
JOHN D. ELSEY LICENSE #9492
EXPIRATION DATE: 12/31/2021

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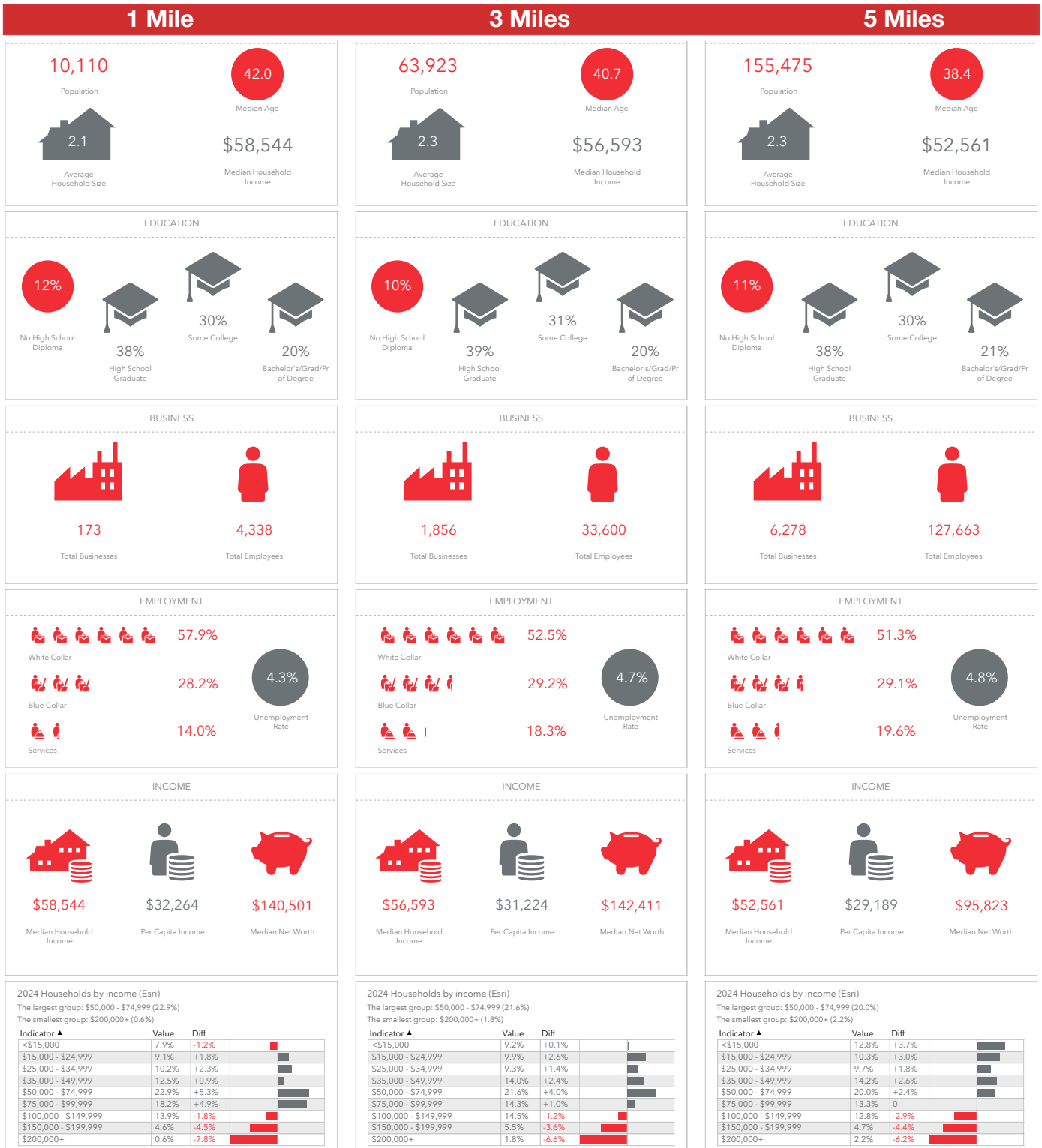
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Pricing Details

SALE PRICE: \$595,000

Property Details

BUILDING TYPE: Freestanding

BUILDING SIZE: 10,302 SF

PPN: 6748537

ZONING: U-6

ACREAGE: 0.69 acres

YEAR BUILT: 1978

YEAR RENOVATED: 2007

LIGHTING: Updated LED

FLOORS: 2

PARKING SPACES: 31+

INTERCHANGE: I-76

DISTANCE: 1/2 mile

Notes

New to the Market: Mixed-Use Brick Building

Renovated in 2007. First floor and lower level has private entrance, ADA Bathrooms and updated LED lighting.

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