

481 & 491 N Cleveland Massillon Rd

Akron, Ohio 44333

Property Overview

The Blue Victorian Portfolio is comprised of three parcels, which include two single-tenant buildings and vacant land, on N. Cleveland Massillon Road, a main corridor from the Montrose area with access points to I 77 in the Bath Township JEDD (Joint Economic Development District). It is in the B1 Zoning District located near the prestigious Embassy Parkway Corporate Park of Bath Township and City of Fairlawn.

- + Highly visible parcels with signage options near entrance to Embassy Parkway.
- + Unique portfolio with a blend historical charm and modern workspaces.
- + Owner occupier opportunity with additional investment opportunity next door.
- + Easy access to many amenities located just north of the busy Montrose area of Fairlawn/Bath
- + "At-your-door" surface parking

Contact Us

Katie Thome

Senior Associate
+1 330 670 4411
katie.thome@cbre.com

Susan Lines

Vice President
+1 330 670 4411
susan.lines@cbre.com

For Sale: \$1,575,000



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

481 N Cleveland Massillon Rd

Parcel ID: 0407536

This three-level property is an iconic building in Bath Township. The 5,621 SF single-tenant building was originally built in 1850 and later expanded, doubling in size in 1992 with the same Victorian style and motifs. In 2015, the building was thoughtfully renovated to include private offices and conference rooms on the first and second floors. The lower level features a welcoming kitchenette and gathering area that opens onto an exterior patio.



491 N Cleveland Massillon Rd

Parcel ID: 0407537

This single-story office building was designed and built for S&T Bank who have occupied the 5,288 SF property since November 2017. Designed to complement the other two existing structures, 491 has a spacious two-story entry and reception area for greeting clients. The office space offers lots of natural light with windowed offices, open work areas, conference rooms and kitchen. Interior finishes are nicely appointed and the building was fully ADA compliant when built. A keyless entry system allows clients 24/7 access to an interior ATM.



Additional Land

Parcel ID: 0401788

Currently, as parceled by Summit County, there is additional land initially planned to support another structure. This parcel is approximately 2.8 acres and is mostly wetlands as per the Summit County site. This parcel supports the storm water retention basin for the Portfolio - with limited opportunity for any additional structure.

