

New Price!

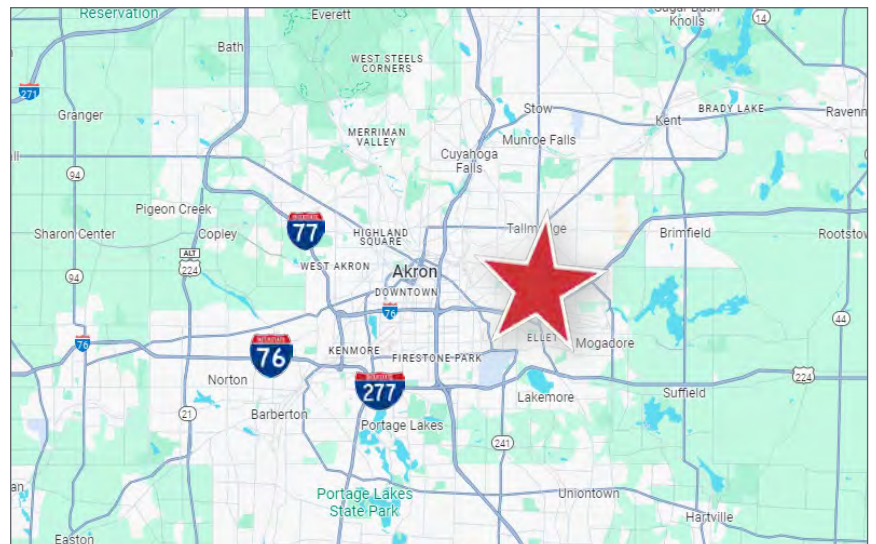


87 N. Canton Rd.
Akron, Ohio 44312

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
- **REDUCED PRICE: \$535,000**



Jim Pickard | Executive Vice President

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540 White Pond Dr. • Suite A
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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

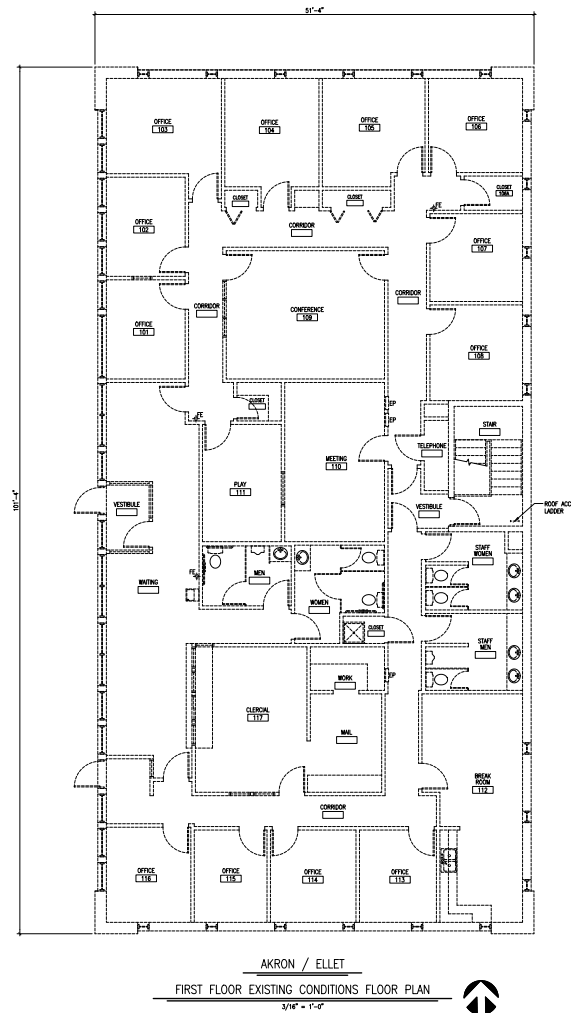
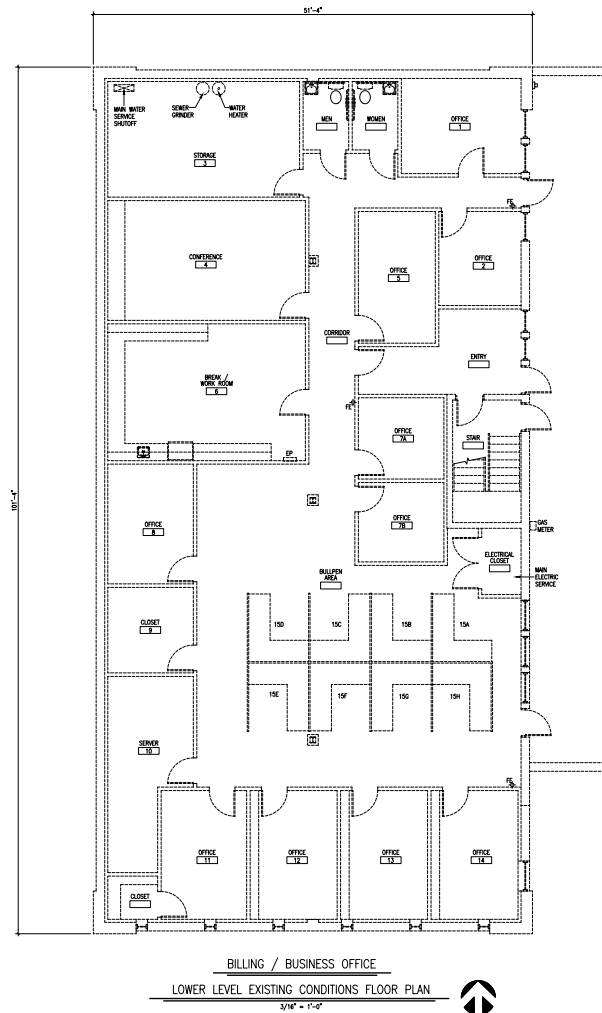
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EXISTING DIMENSIONS HAVE BEEN TAKEN FROM EXISTING DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING THEIR WORK.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND IDENTIFY ANY CONFLICTS OR DISCREPANCIES IN THE FIELD PRIOR TO SUBMITTING CONSTRUCTION BID AND PERFORMANCE OF ANY WORK.

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
PROJECT NO. 2021-001

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
OHIO STATE BOARD OF ARCHITECTURE

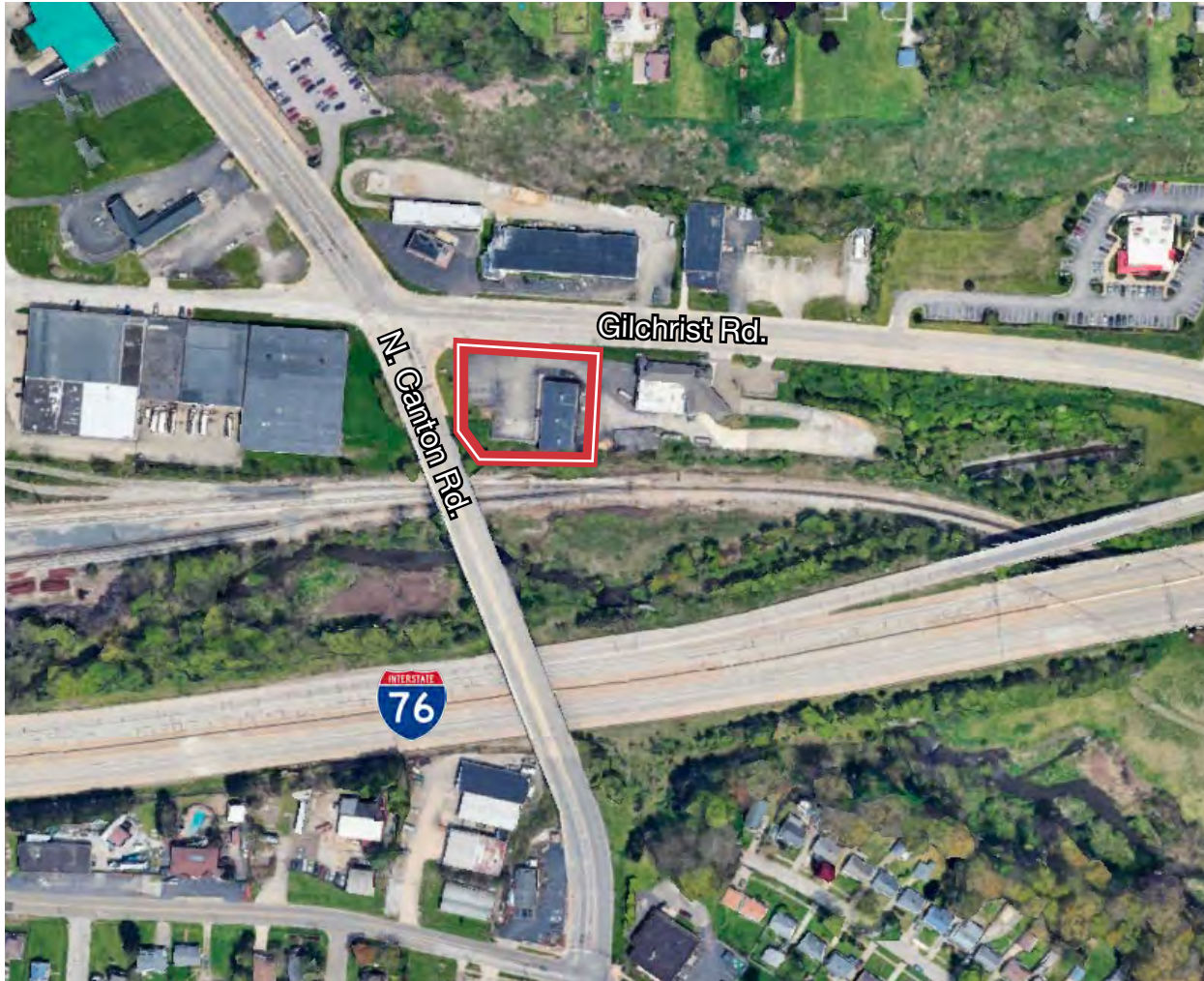
DRAWN BY: JT
DATE: 1/21/2021
PROJECT NO. 2021-001
DRAWING NO. A101

JOHN D. ELSEY LICENSE #9492
EXPIRATION DATE: 12/31/2021

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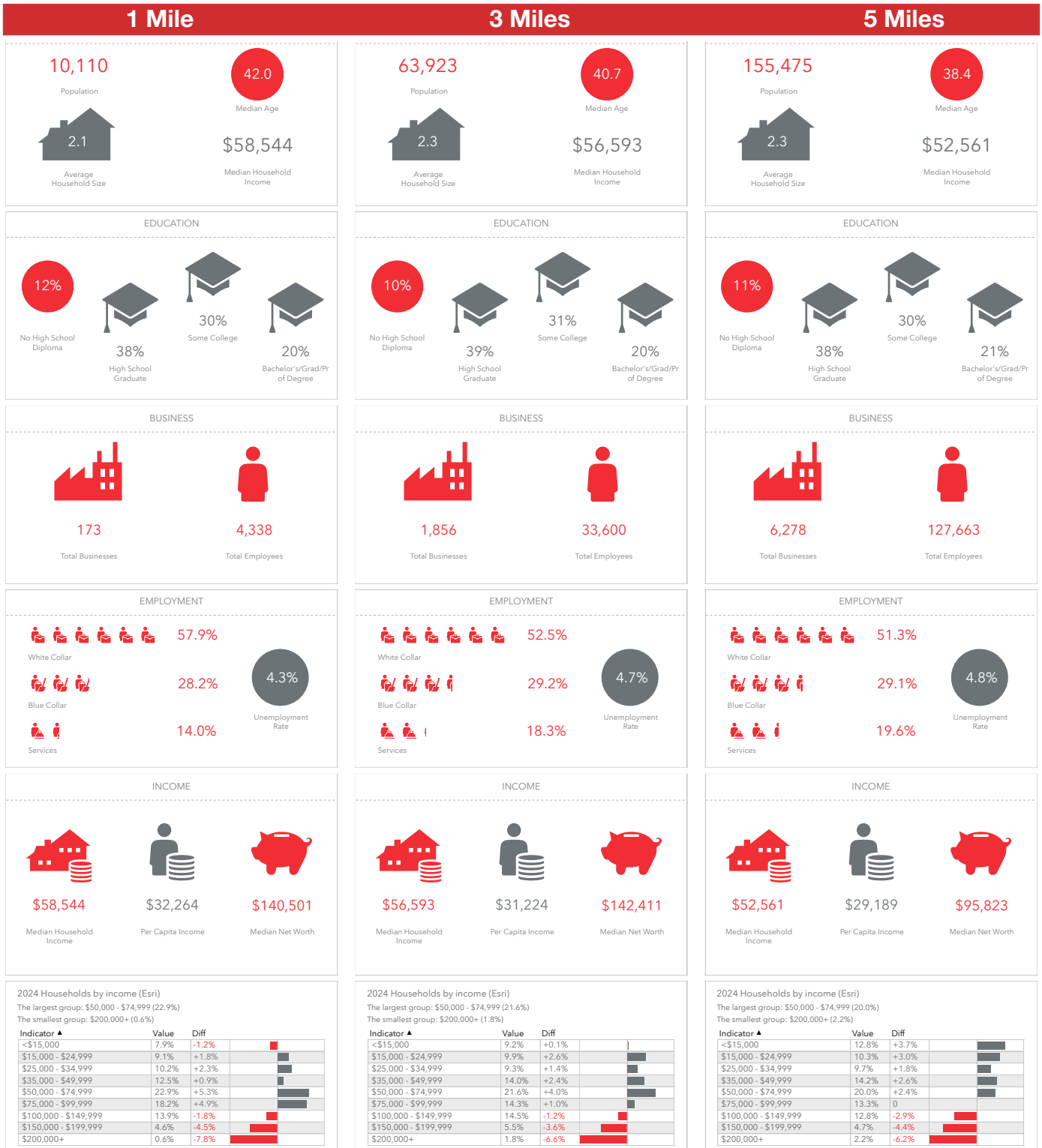
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Pricing Details

SALE PRICE:

\$535,000

REDUCED PRICE!!

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

Price Reduced! 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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