

Motivated Seller!!

PRICE DROP!! NOW \$649,900



328  
SOUTH  
MAIN

## 18,410 SF

RETAIL / OFFICE / MIXED USE

## 328 S. Main St.

Akron, OH 44308

### HISTORIC AKRON BUILDING FOR SALE

#### Property Details

- ~~\$1,200,000 \$950,000 \$699,000~~ **NEW LOWER PRICE \$649,900**
- Building Size: 18,410 SF
- Iconic building located in the historic Main Street and Exchange District
- Constructed in 1916, originally home of Akron National Bank
- Prime for new mixed-use redevelopment or owner user
- Could be restored to a working night club, office or multi-family units, many possible uses
- Frontage 29' on S. Main Street
- Three Floors: basement, 1, 2 plus small 3rd floor room and sub-basement
- Two Story Exterior Corinthian Columns
- Former Bank Vaults intact (currently used as meeting space and office)

**Margaret Slesnick**

330 535 2661 x1323

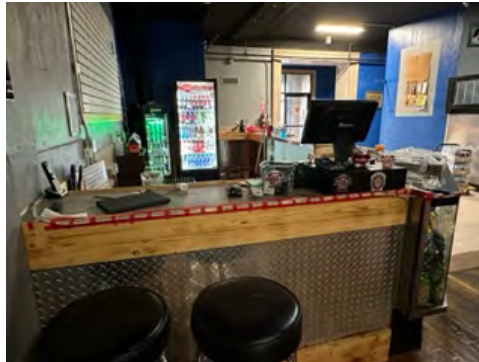
[margaret.slesnick@naipvc.com](mailto:margaret.slesnick@naipvc.com)

540 White Pond Drive | Suite A

Akron, Ohio 44320

330 535 2661

[naipvc.com](http://naipvc.com)



## Property Details cont'd.

- Most recently home of the Akron Axe House and is still set up for this business
- In the past was Purgatory, The Vault and Whiskey Ranch Night Clubs
- Open floor space
- Hard wood floors
- Kitchen downstairs
- DJ booths & dance floors
- Sink, stoves, refrigerators, ice cooler, and kitchen equipment remain
- Capped gas fireplace
- Old coal shutes remain
- Flat roof

328 S. Main St.  
Akron, OH 44308

Margaret Slesnick  
330 535 2661 x1323  
margaret.slesnick@naipvc.com

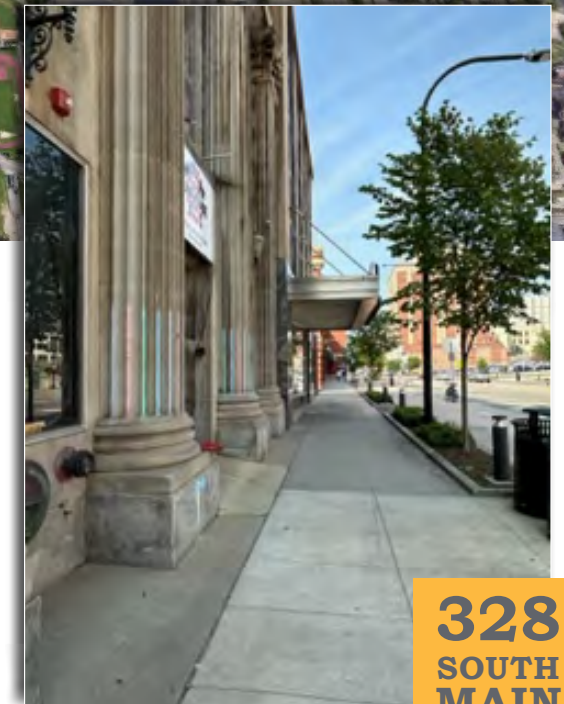
**328**  
SOUTH  
MAIN

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com



## Location Details

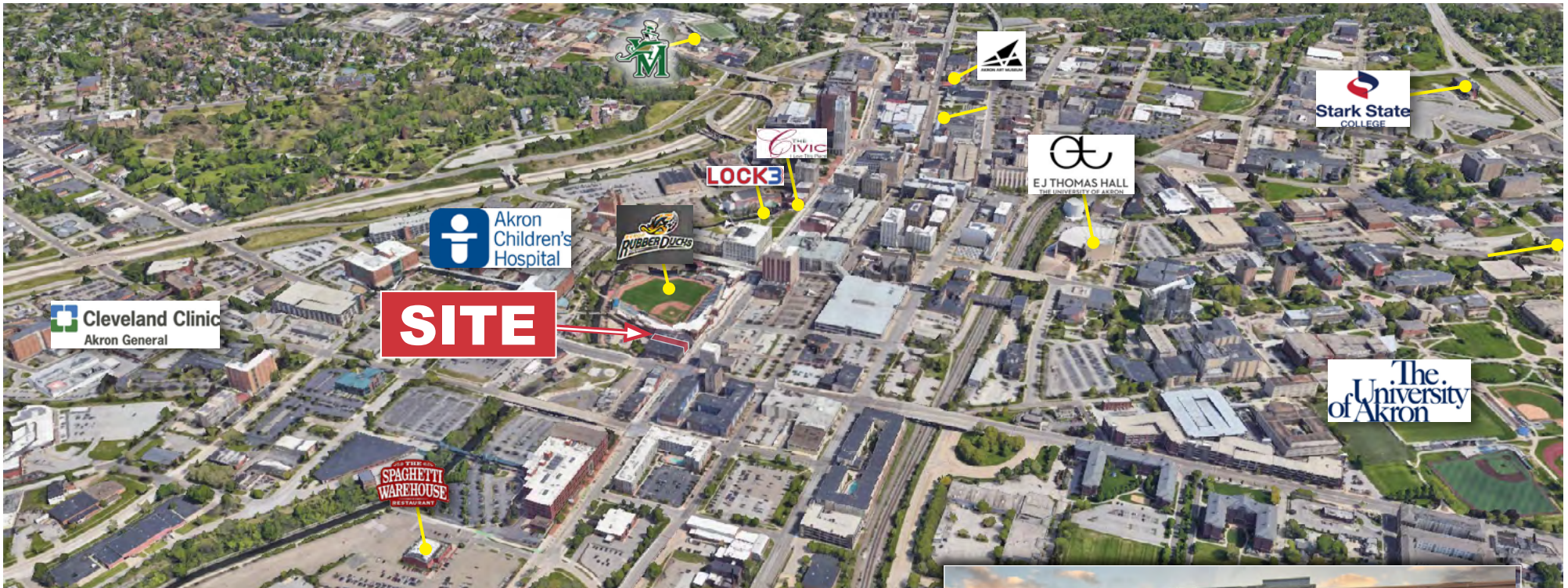
- Surrounded by Premier Medical Systems - Akron Children's Hospital, Summa Health and The Cleveland Clinic
- Just South (second building next to) of Canal Park Stadium - Home of the Class AA Rubber Ducks Minor League Baseball Team affiliated with the Cleveland Guardians



328 S. Main St.  
Akron, OH 44308

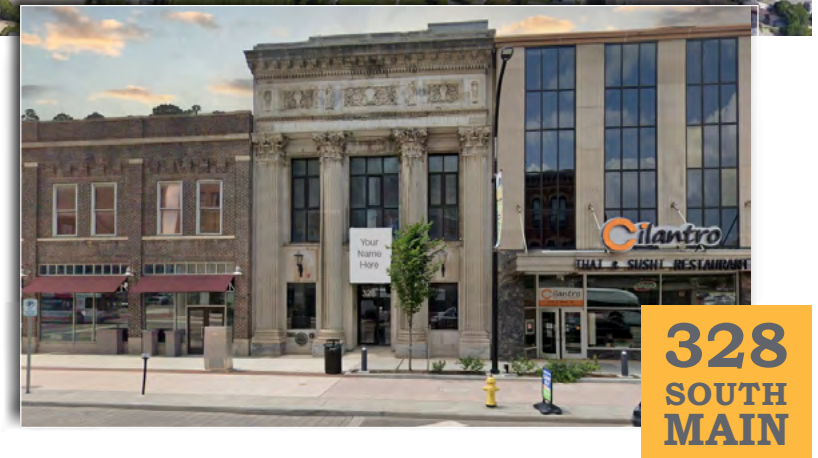
Margaret Slesnick  
330 535 2661 x1323  
margaret.slesnick@naipvc.com

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com



## Location Details cont'd.

- Located between two restaurants: Cilantro and DeJuan's (opening soon)
- Nearby The University of Akron and Stark State College
- Close proximity to other downtown amenities including Lock 3, Akron Civic Theater, Canal Place, Towpath Trail, Retail, Restaurants, and Entertainment



328 S. Main St.  
Akron, OH 44308

Margaret Slesnick  
330 535 2661 x1323  
margaret.slesnick@naipvc.com

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com



## Downtown Housing

- Over 1,000 downtown apartments built in the last several years and/or building conversions to residential with low vacancy rates
- 15-year tax abatement (residential apartments) located within opportunity zone
- 328 S. Main Street is well positioned for urban living
- Join other apartment communities such as The Standard, The 159, The Bowery, Canal Square Lofts, Mayflower Manor, etc. enjoying downtown population growth

**328 S. Main St.**  
**Akron, OH 44308**

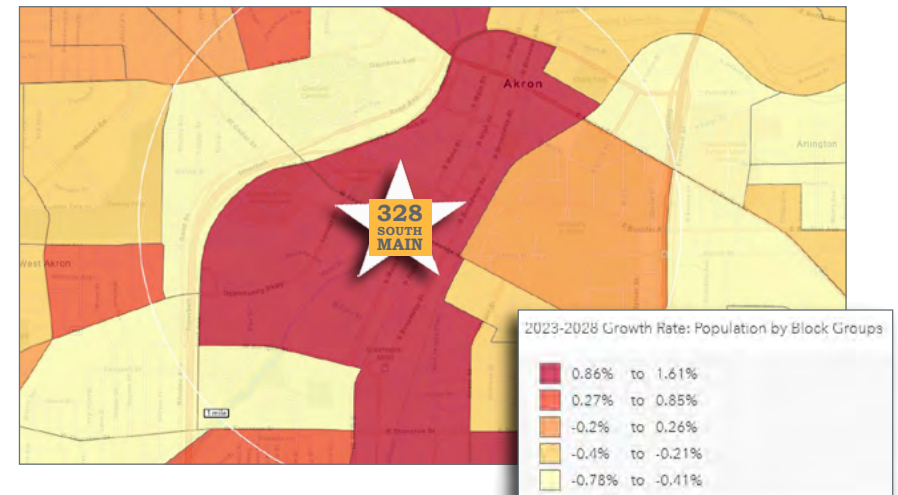
**Margaret Slesnick**  
330 535 2661 x1323  
margaret.slesnick@naipvc.com

## Downtown Living

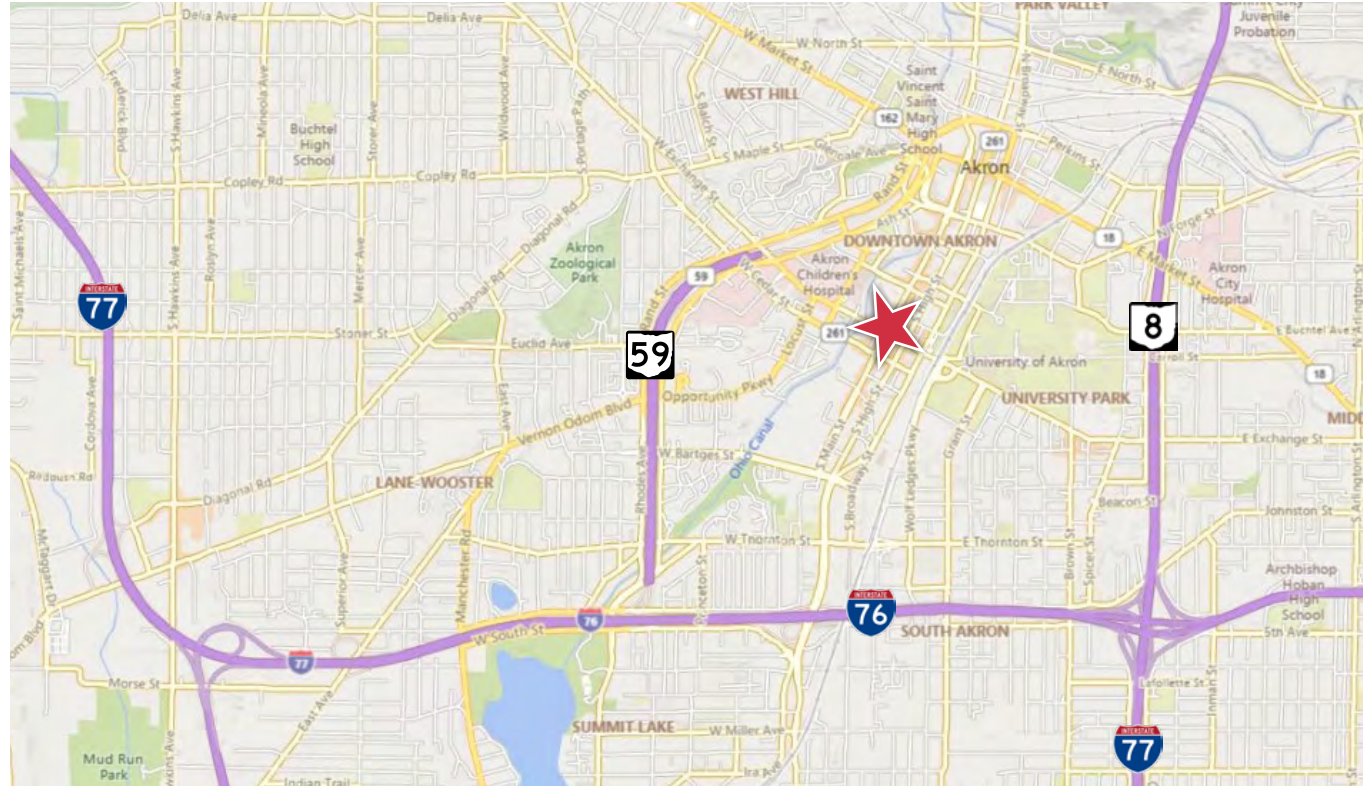
The city's oldest commercial district has transformed into a vibrant neighborhood ideal for today's young professionals and those craving a taste of urban living. By combining hip restaurants, coffee houses and clubs with new and recently restored offices, apartments, townhouses, lofts and condominiums, Akron has established a modern-day community committed to revitalizing the downtown culture. Easy access to museums, the library, concert halls, galleries and more only adds to its great appeal.



## Expected Population Growth



540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com



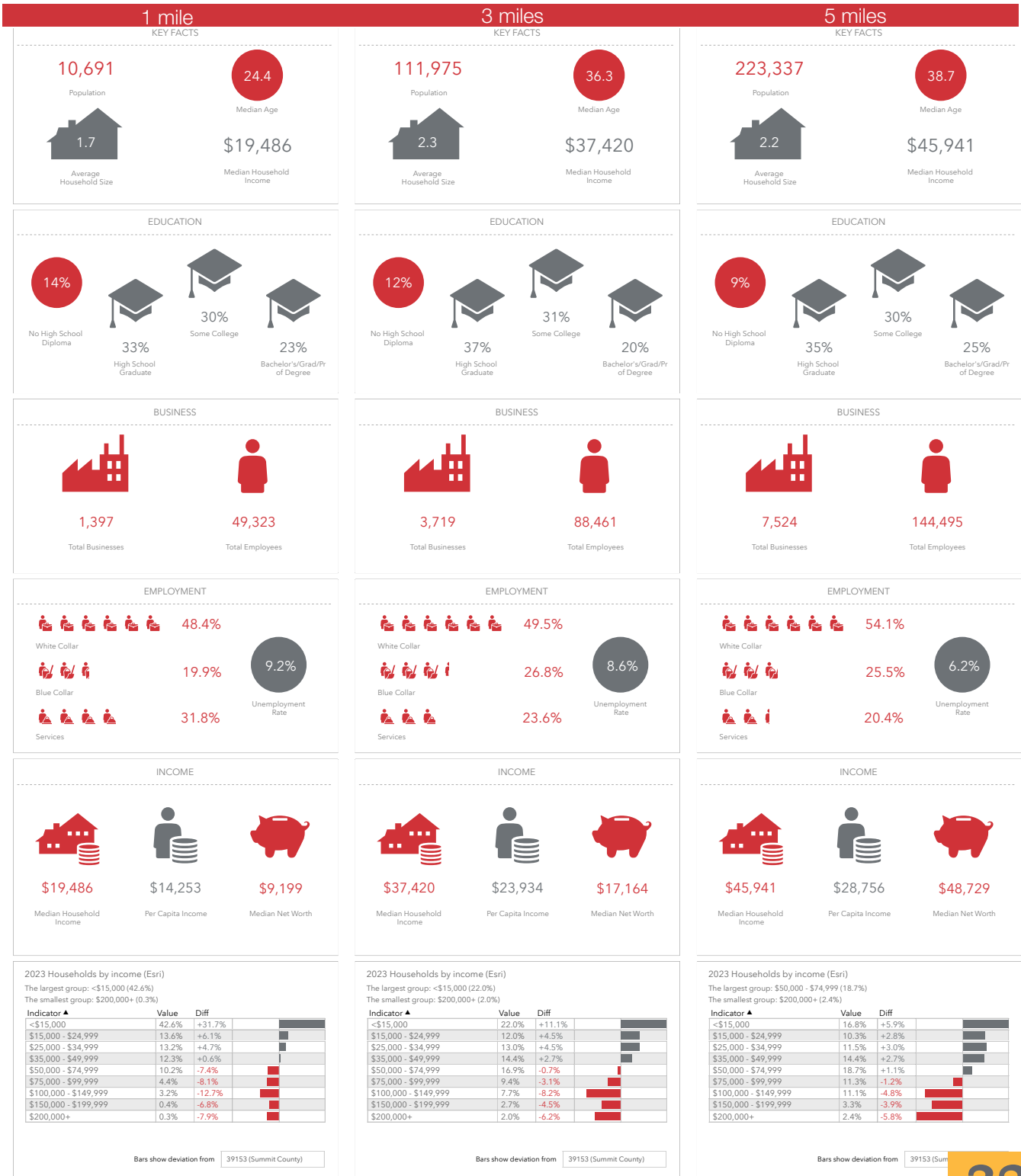
Demographics	1 Mile	3 Miles	5 Miles
Population:	10,691	111,975	222,337
Households:	4,559	47,408	99,243
Median Age:	24.4	36.3	38.7
Average HH Income:	\$36,256	\$64,531	\$75,001
Traffic Counts:	15,000 VPD	S. Main St.	
	22,000 VPD	Exchange St.	

**328**  
**SOUTH**  
**MAIN**

**328 S. Main St.**  
**Akron, OH 44308**

**Margaret Slesnick**  
330 535 2661 x1323  
margaret.slesnick@naipvc.com

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com



Margaret Slesnick  
330 535 2661 x1323 | margaret.slesnick@naipvc.com

328 S. Main St.  
Akron, OH 44308

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com

<b>Property Details</b>	<b>BUILDING SIZE:</b>	18,410 SF
	<b>PROPERTY TYPE:</b>	Retail, Office, Mixed Use
	<b>FLOORS:</b>	3
	<b>ACREAGE:</b>	0.14 acres
	<b>FRONTAGE:</b>	29 ft. on S. Main St.
	<b>PARCEL:</b>	6701084
	<b>CONSTRUCTION:</b>	Masonry
	<b>YEAR BUILT:</b>	1916 (Originally home of Akron National Bank)
<b>FEATURES:</b>	Former bank vaults intact - currently used as meeting space and office, hard wood floors, kitchen downstairs, DJ booths & dance floors, sink, stoves, refrigerators, ice cooler, and kitchen equipment remain, capped gas fireplace, old coal shutes remain	
<b>Purchase Details</b>	<b>SALE PRICE:</b>	<b>\$649,900 NEW LOWER PRICE</b> <del>\$1,200,000</del> <del>\$950,000</del> <del>\$699,000</del>
	<b>TAXES:</b>	\$16,460 (2022)
<b>Location Details</b>	<b>LOCATED:</b>	Just South of Canal Park Stadium. Close to Lock 3, Akron Civic Theater, Canal Place, Towpath Trail. Near The University of Akron and Stark State College.

Margaret Slesnick  
330 535 2661 x1323 | margaret.slesnick@naipvc.com

328 S. Main St.  
Akron, OH 44308

**328**  
**SOUTH**  
**MAIN**

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com