

## FOR SALE INVESTMENT



### 3485 Fortuna Dr Akron, OH 44319 - City of Green

### **Property Features**

- Office Investment located in the City of Green
- •Total SF: 12,040
- •Newer parking lot
- •Long term tenants in place
- Located just off S Arlington corridor

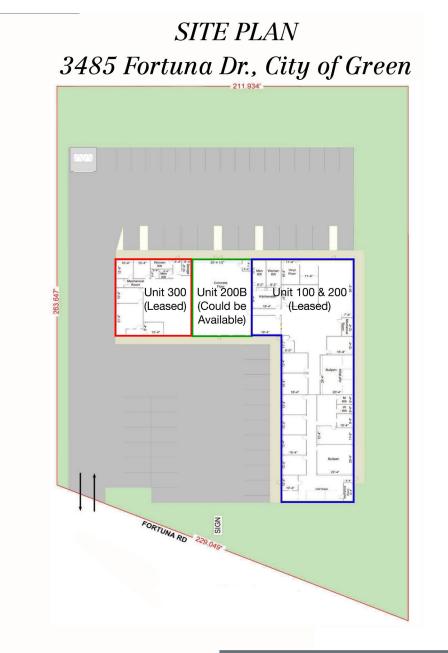
#### Property Note

Rare opportunity investment sale in the City of Green. Well maintained with long term tenants. Do not disturb tenants For more information:Bob Raskow, SIORScott Raskow330 697 6818330 608 5172braskow@naipvc.comsraskow@naipvc.com

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#### For more information:

#### Bob Raskow, SIOR 330 697 6818 braskow@naipvc.com

Scott Raskow 330 608 5172 sraskow@naipvc.com



Demographics 1 Mile 3 Miles 5 Miles 28,783 Population 3,451 86,861 **Households** 12,372 1,483 37,212 Median Age 42.5 45.3 43.2 Average HH 100,991 84,519 72,805 Income

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Property Details	BUILDING SIZE:	12,040 SF
	YEAR BUILT / RENOVATED:	1992 / 2020
	HIGHEST AND BEST USE:	Office
	ZONING:	B-2 - Commercial
	PARKING:	50
	ACRES:	1.5

Pricing Details	PRICE:	\$1,250,000
	TAXES:	\$11,184.14 / 2023
	PSF:	\$103.82
	REPAIRS:	Landlord
	TAXES:	Landlord
	INSURANCE:	Landlord
	JANITOR:	Tenant
	INTERCHANGE:	I-77
	DISTANCE:	3.31 miles

#### Comments

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