

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

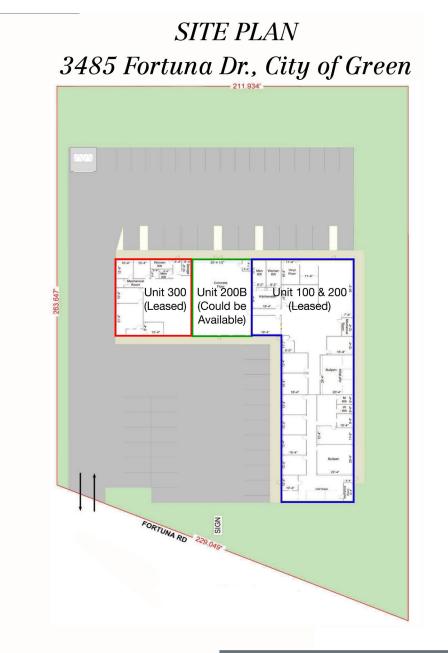
Property Note

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

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. 540 White Pond Drive | Suite A Akron, Ohio 44320 330 535 2661 naipvc.com

3485 Fortuna Dr Akron, OH 44319

FOR SALE INVESTMENT



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

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

3485 Fortuna Dr Akron, OH 44319

FOR SALE INVESTMENT

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

Rare opportunity investment sale in the City of Green. Well maintained with long term tenants. Do not disturb tenants.

For more information:

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

Scott Raskow 330 608 5172 sraskow@naipvc.com



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