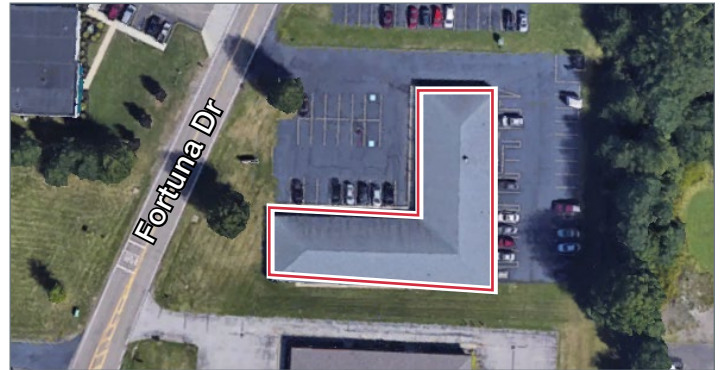




3485 Fortuna Dr
Akron, OH 44319 - City of Green

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

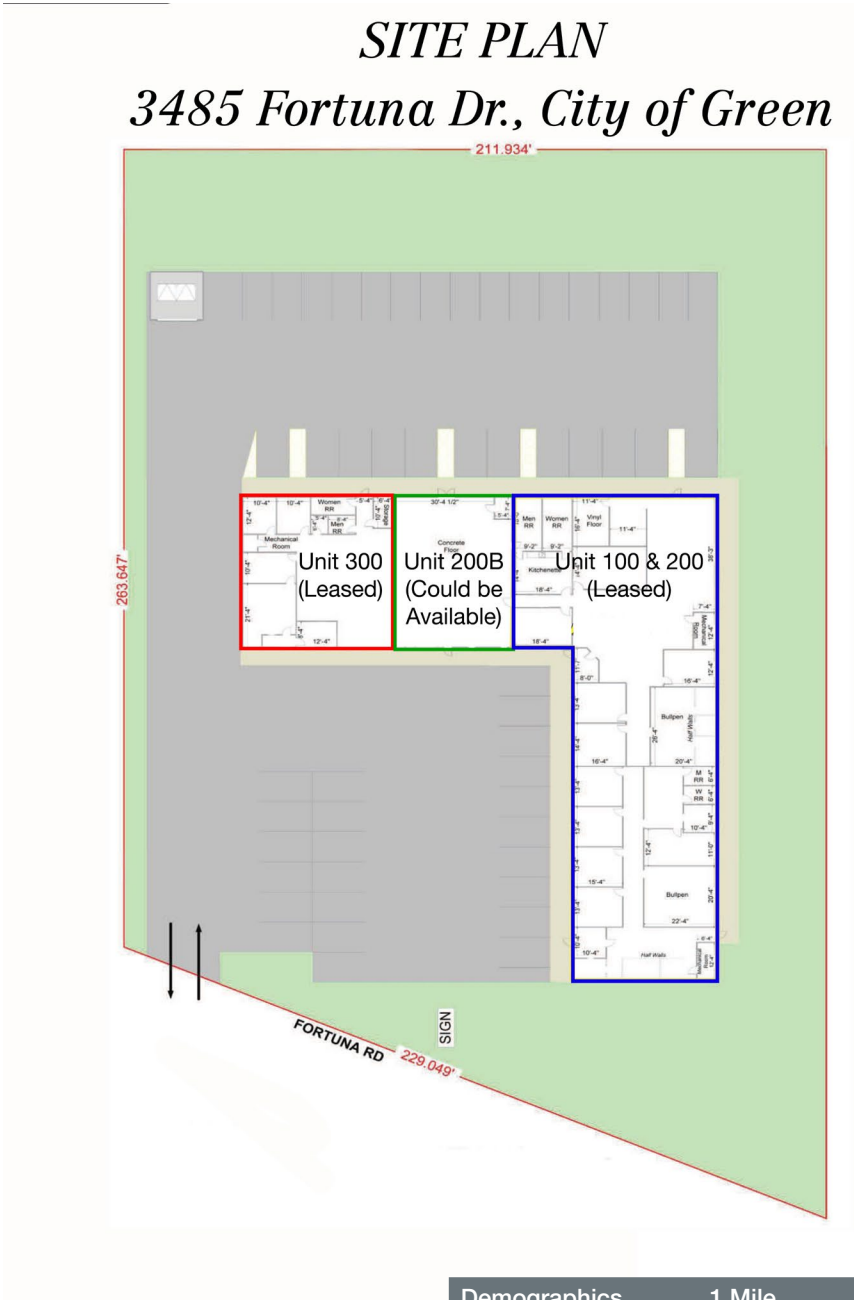
For more information:

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

Scott Raskow
330 608 5172
sraskow@naipvc.com

3485 Fortuna Dr
Akron, OH 44319

**FOR SALE
INVESTMENT**



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

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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.

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