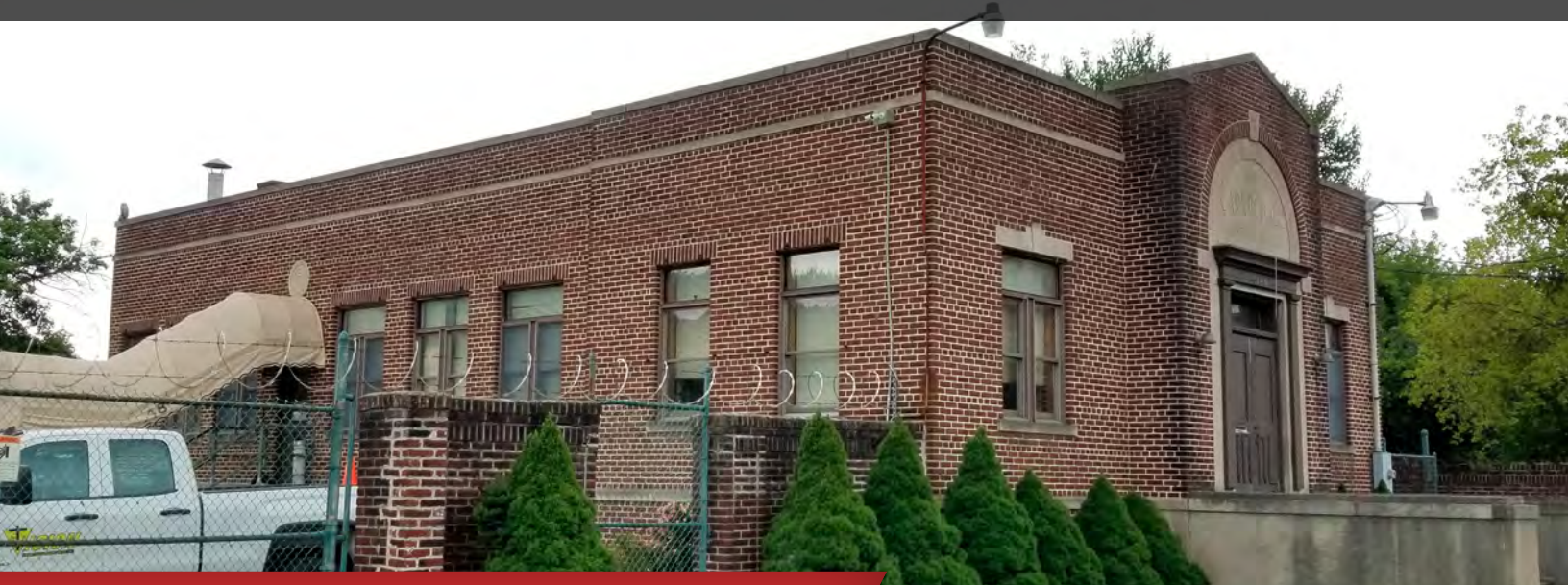


**INVESTMENT: Office Building and Storage Units**

**148 E. Miller Ave.**  
Akron, OH 44301

**PRICE REDUCED**

**Property Details**

- Sale Price: \$450,000 (was \$480,000)
- Taxes: \$8,250.94 (2024)
- Leased through December 31, 2025
- Storage: 23 units totaling 7,071 SF
- Office Space: 6,070 SF
- Stories: 2 story office building
- Restrooms: 2
- Acres: 1.396
- Zoning: U-5 Ordinary Industry
- Interchange: I-76
- Distance: 1/2 mile
- Location: just east of S. Main St. and Broadway St.



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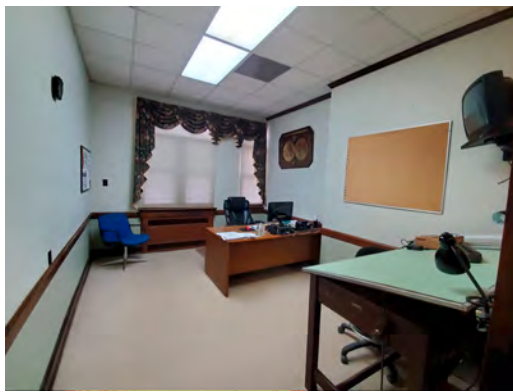
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FOR SALE

INTERIOR PHOTOS



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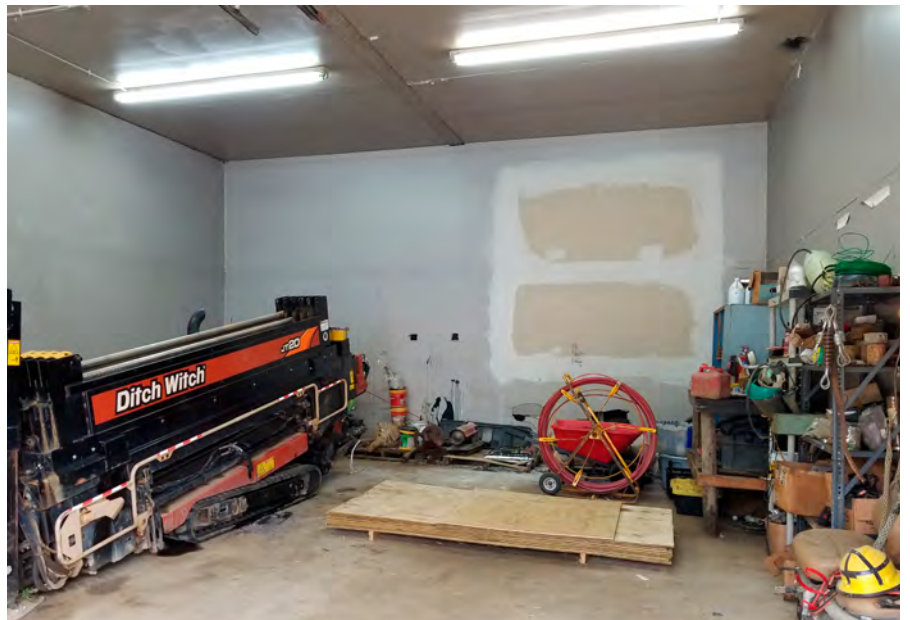
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FOR SALE

EXTERIOR PHOTOS



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FOR SALE



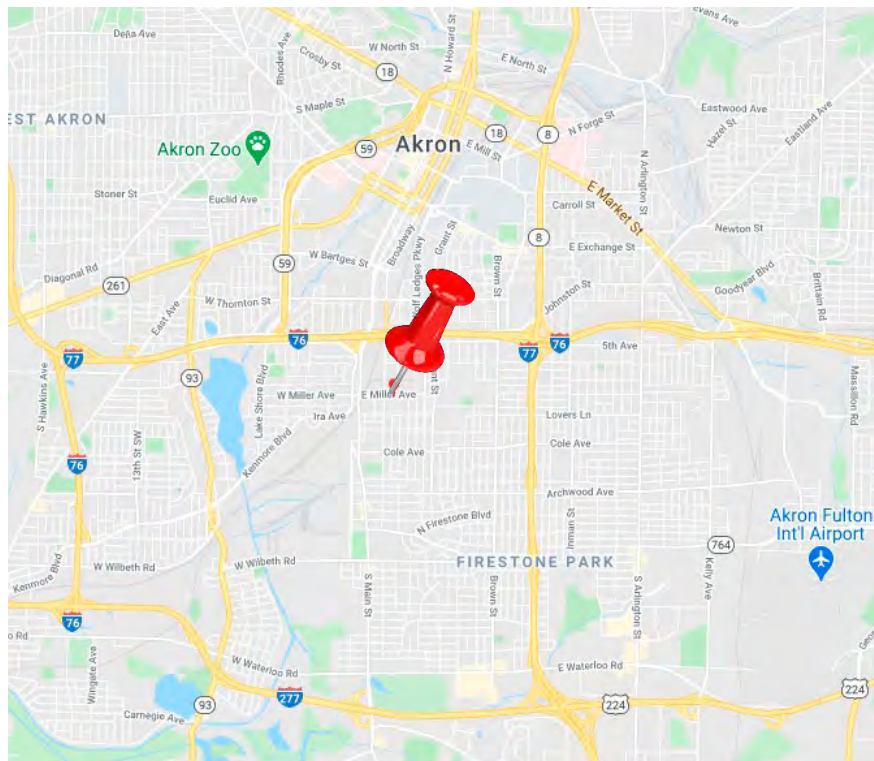
## Property Note

Unique vintage office building and 23 storage/warehouse units located on 1.396 acres. Office building has rich 1930's finish with operational safe/vaults, and recent upgrades. New air conditioning units installed in 2014/2018, new 20 year warranty roofs in 2018. Electric gate opener, ADT security, and a Swan 6 camera security monitoring system. Property has Fiber Optics and CAT6 / Coax. Storage units vary in size: (7) 8'x20', (8) 10'x25', and (8) 12'x30'. Leased through December 31, 2025

For more information:

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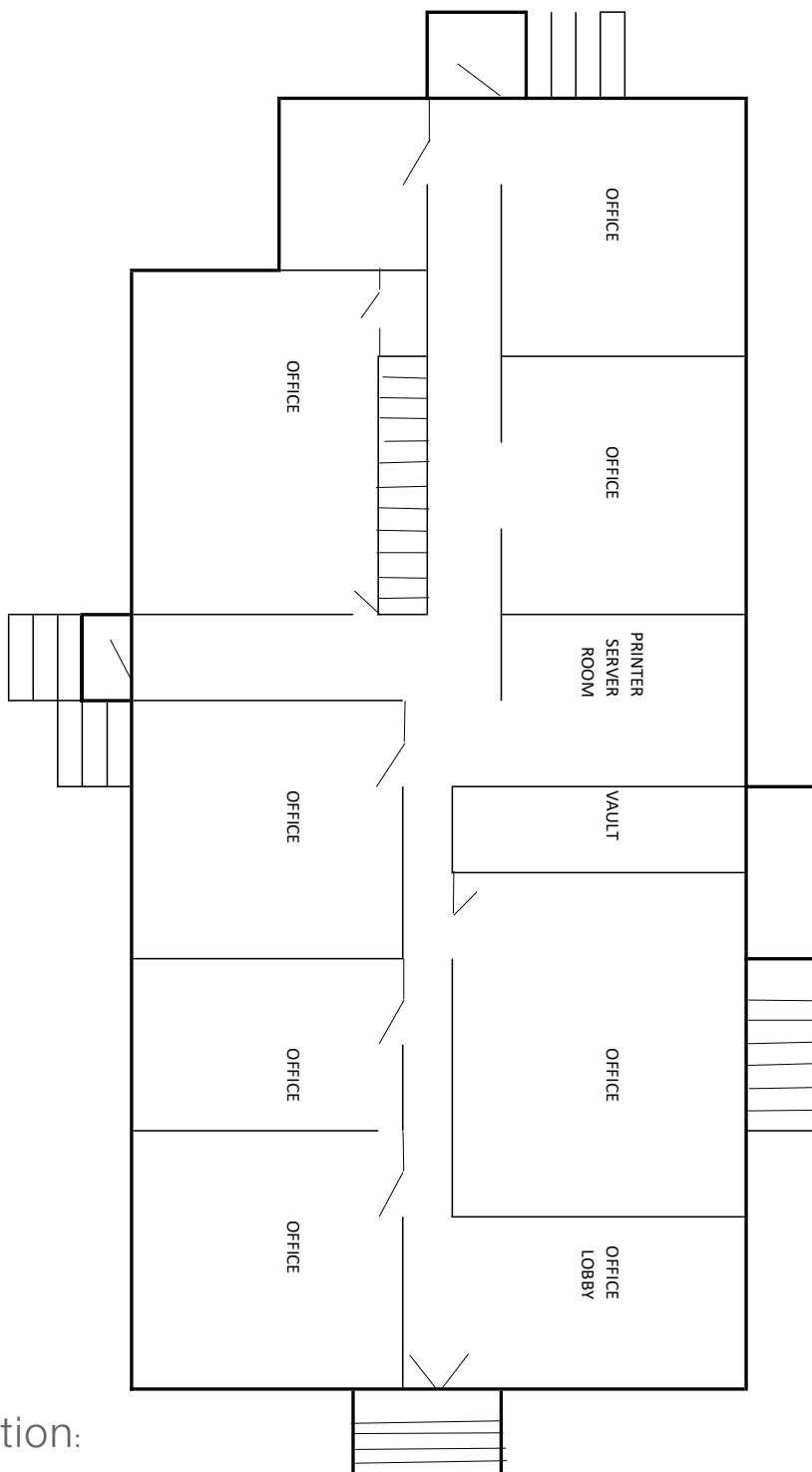


148 E. Miller Ave.  
Akron, OH 44301

FOR SALE

FLOORPLANS

UPPER FLOOR



For more information:

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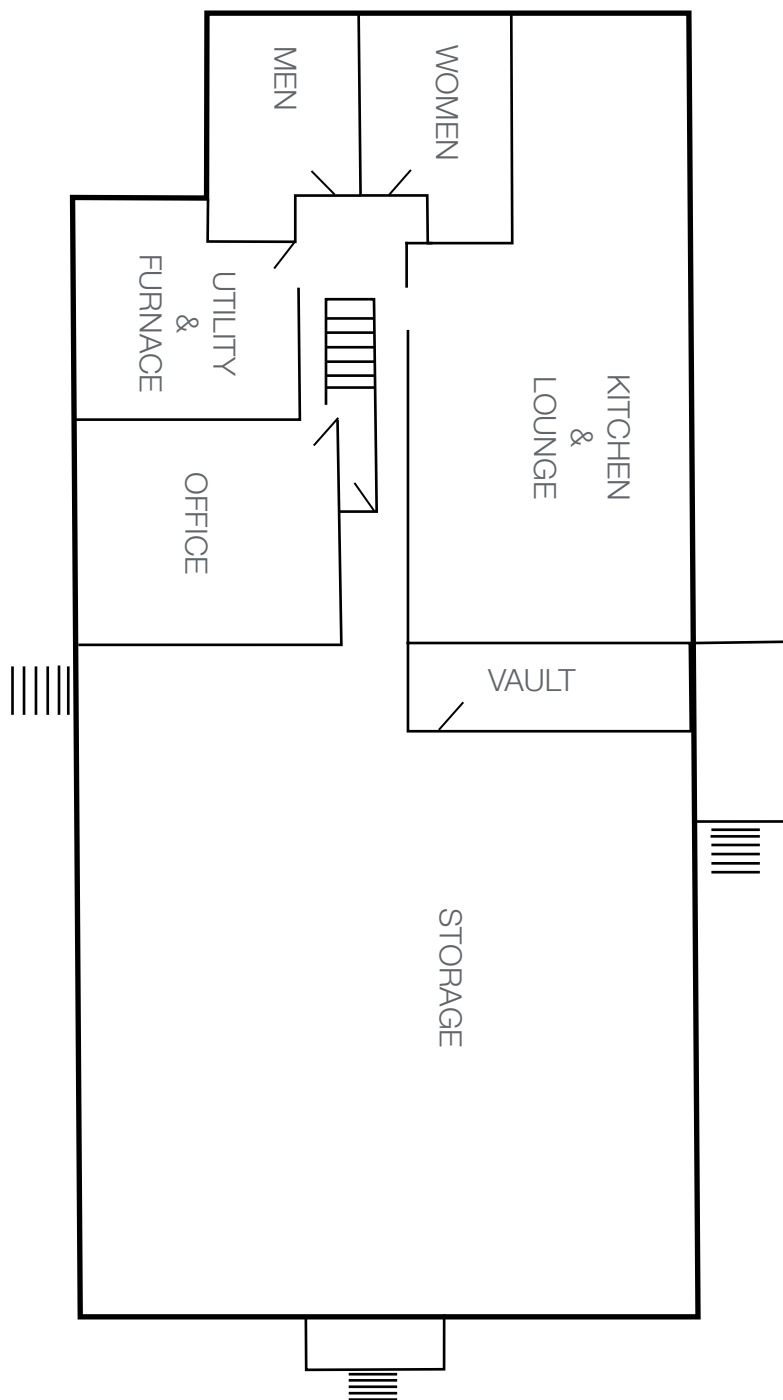
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FOR SALE

FLOORPLANS

LOWER FLOOR



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FOR SALE

**PRICE REDUCED**

<b>SALE PRICE:</b>	\$450,000 (was \$480,000)
<b>TAXES:</b>	\$8,250.94 (2024)
<b>STORAGE AREA:</b>	7,071 SF 23 storage units of varied sizes
<b>OFFICE AREA:</b>	6,070 SF
<b>FLOORS:</b>	2 story office building
<b>RESTROOMS:</b>	2
<b>ACRES:</b>	1.396
<b>ZONING:</b>	U5 Ordinary Industry
<b>FRONTAGE / DEPTH:</b>	154' / 392'
<b>INTERCHANGE / DISTANCE:</b>	I-76 / 1/2 Mile
<b>HVAC:</b>	Newer roof top air conditioning units
<b>HEAT:</b>	Office building heated by gas fired boiler system
<b>WATER/SEWER:</b>	City of Akron
<b>GAS:</b>	Dominion
<b>ELECTRIC:</b>	First Energy
<b>PHONE:</b>	AT&T
<b>CABLE:</b>	Fiber Optic
<b>LOCATION:</b>	Just East of South Main St. and Broadway St.

**COMMENTS:**

Unique vintage office building and 23 storage/warehouse units located on 1.396 acres. Office building has rich 1930's finish with operational safe/vaults, and recent upgrades. New air conditioning units installed in 2014/2018, new 20 year warranty roofs in 2018. Electric gate opener, ADT security, and a Swan 6 camera security monitoring system. Property has Fiber Optics and CAT6 / Coax. Storage units vary in size: (7) 8'x20', (8) 10'x25', and (8) 12'x30'. Leased through December 31, 2025

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