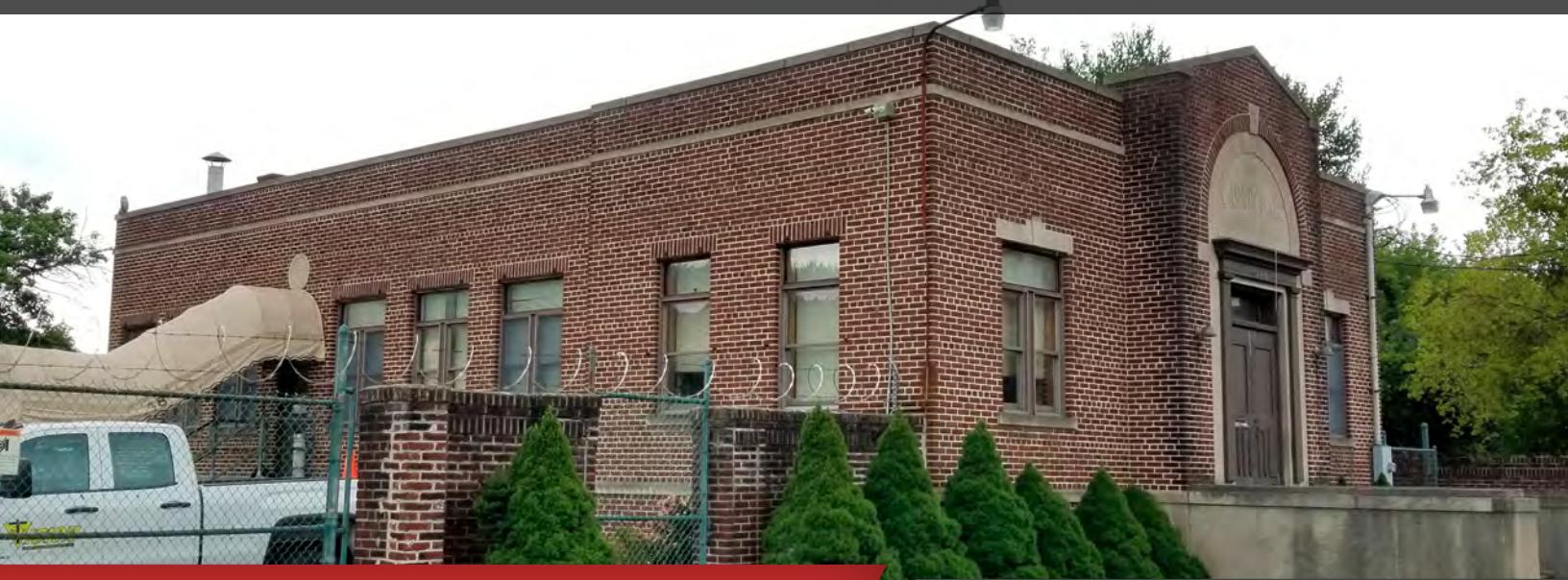


INVESTMENT: Office Building and Storage Units

**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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FOR SALE

INTERIOR PHOTOS



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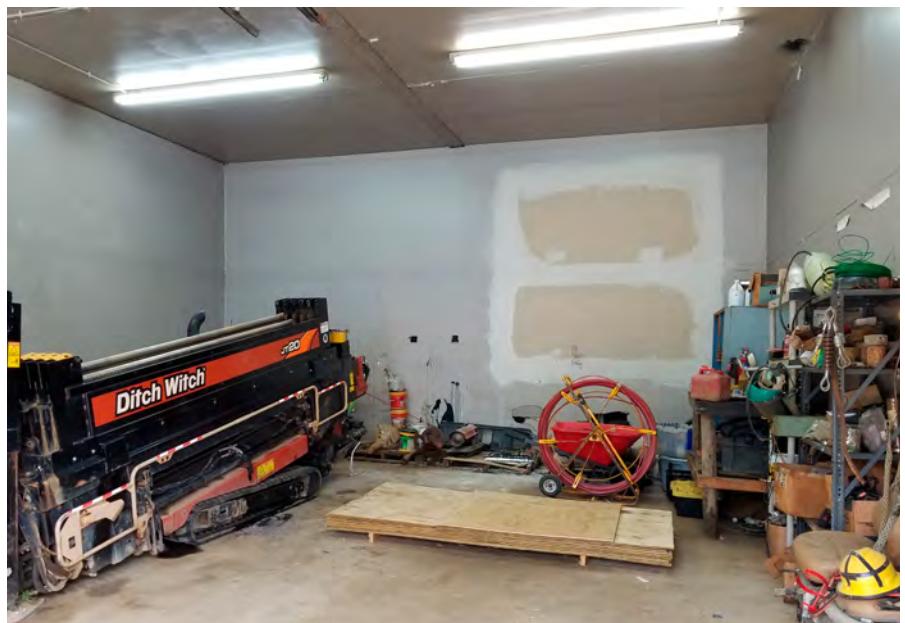
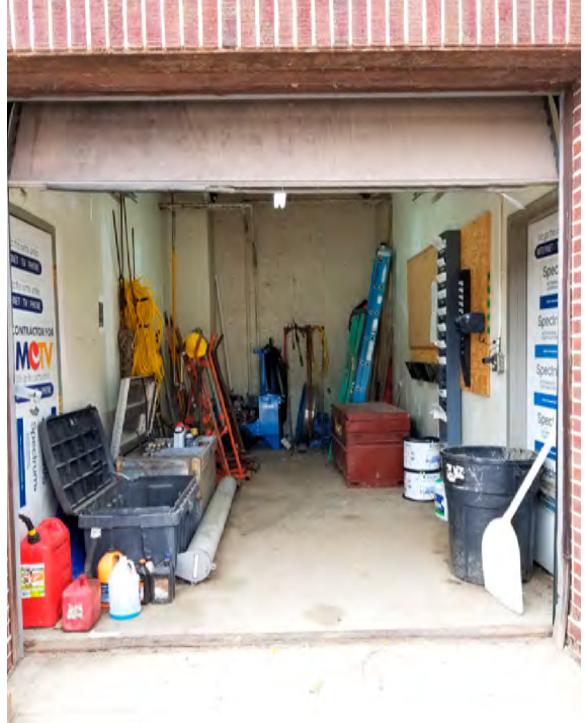
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EXTERIOR PHOTOS



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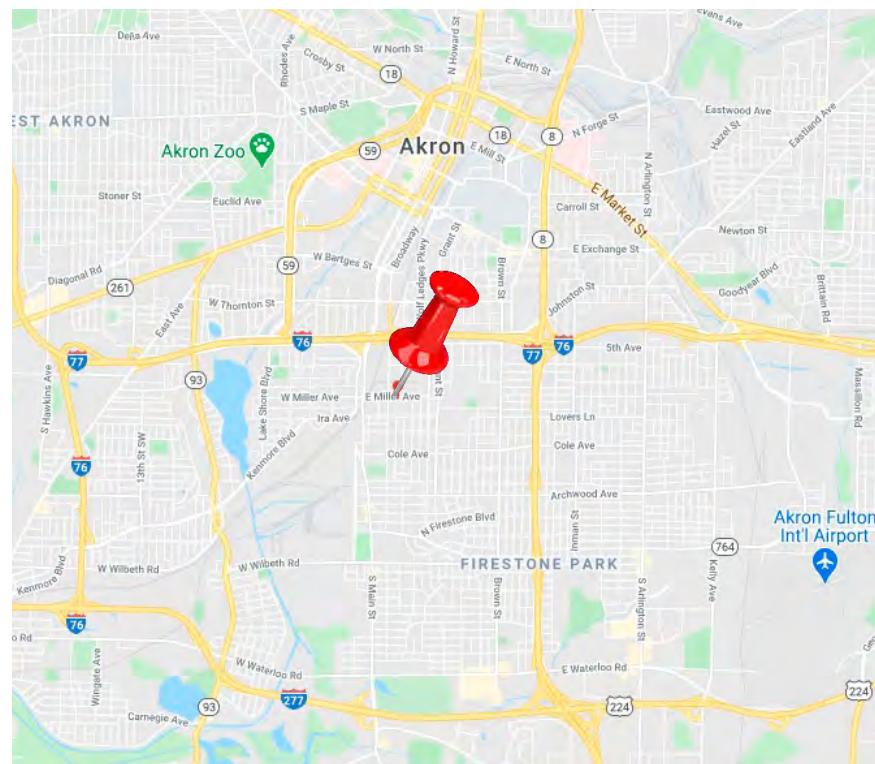
Property Note

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

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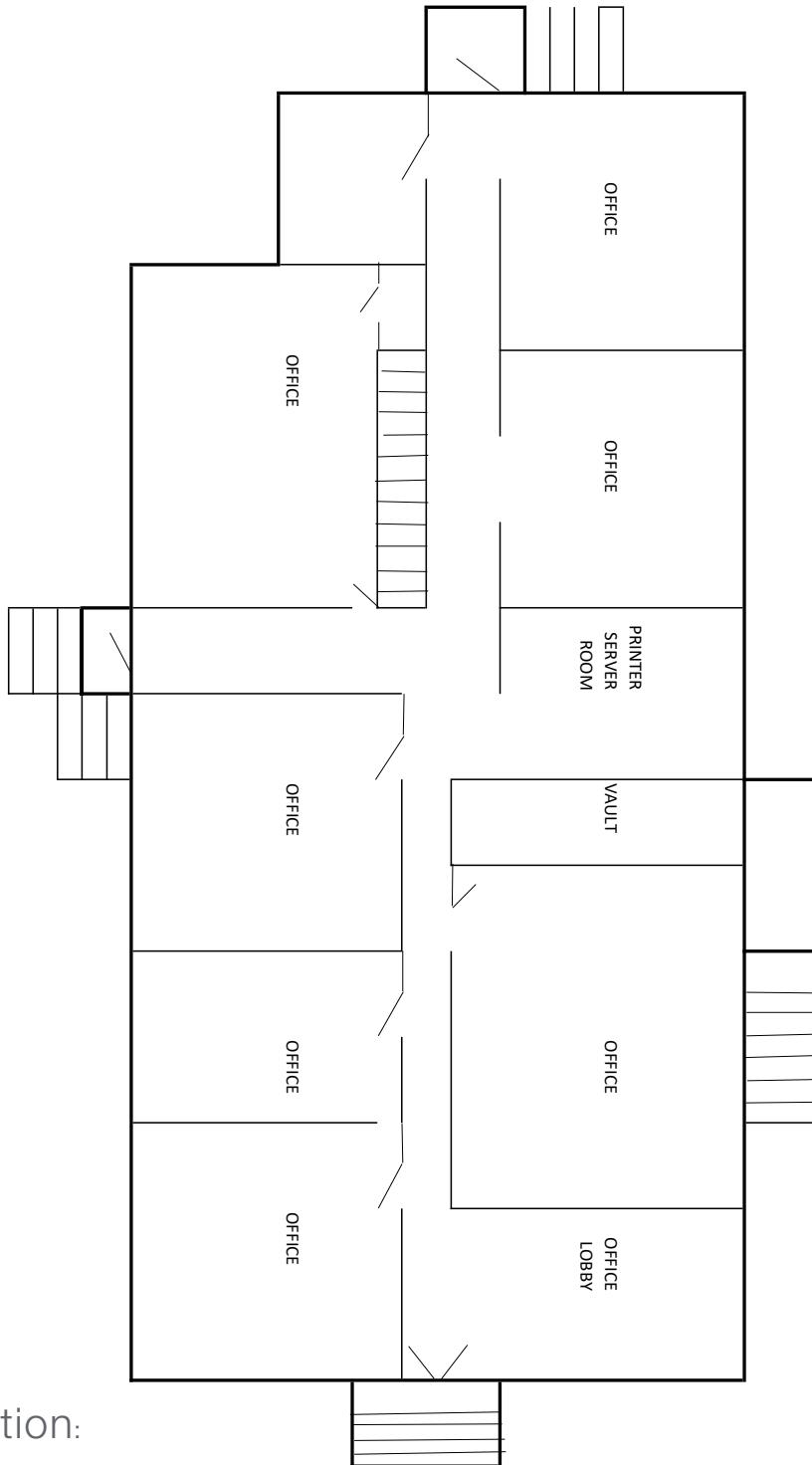


148 E. Miller Ave.
Akron, OH 44301

FOR SALE

FLOORPLANS

UPPER FLOOR



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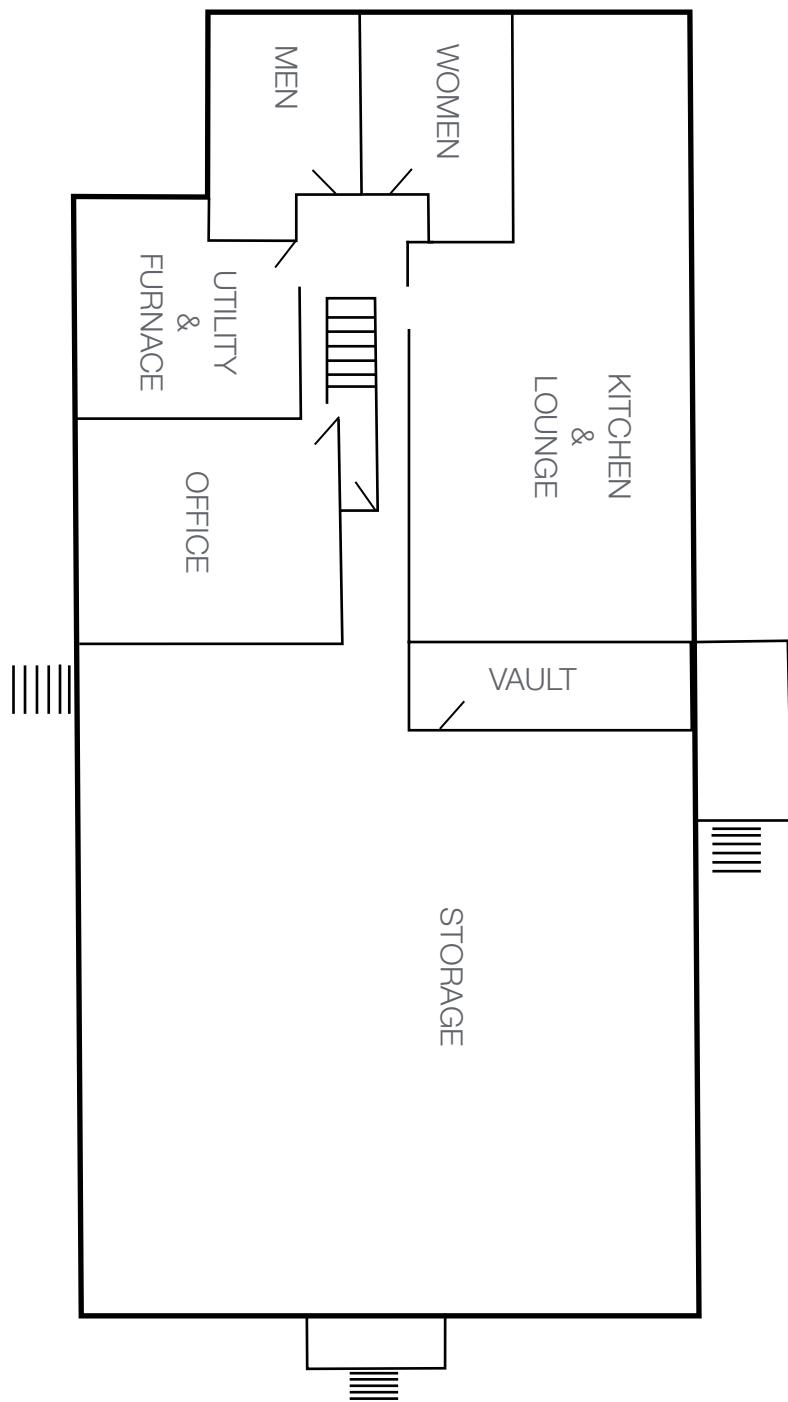
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FOR SALE

FLOORPLANS

LOWER FLOOR



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FOR SALE

PRICE REDUCED

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