

LANDMARK RETAIL PROPERTY FOR SALE

194 Killian Rd.
Akron, OH 44319



**SUMMIT
COUNTY**

Property Details

- Price: \$240,000
- Building Size: 4,300 SF
- Retail/Shop Space: 2,422 SF
- 1,878 SF attached apartment
- Excellent location between South Main and South Arlington corridors

Property Description

CONFIDENTIAL - DO NOT DISTURB TENANT. For Sale is a 4,300 sq/ft retail building, including an attached apartment. There is one OH door, newer parking, and a great location. The attached apartment could allow for a work/live business or separate rental for additional income. Owner will sell business with the real estate or separately. Please contact agents for additional information and to set up a tour.

Bob Raskow, SIOR
330 697 6818
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Scott Raskow
330 608 5172
sraskow@naipvc.com

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Demographics	1 Mile	3 Miles	5 Miles
Population:	4,011	36,994	127,546
Households:	1,817	16,508	54,919
Median Age:	46.7	43.2	40.8
Average HH Income:	\$113,456	\$101,606	\$86,815
Traffic Count:	12,415 VPD	S. Main St.	5,917 VPD Killian Rd. @ Elmo St.

For more information:

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NAIPleasant Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

540 White Pond Drive | Suite A
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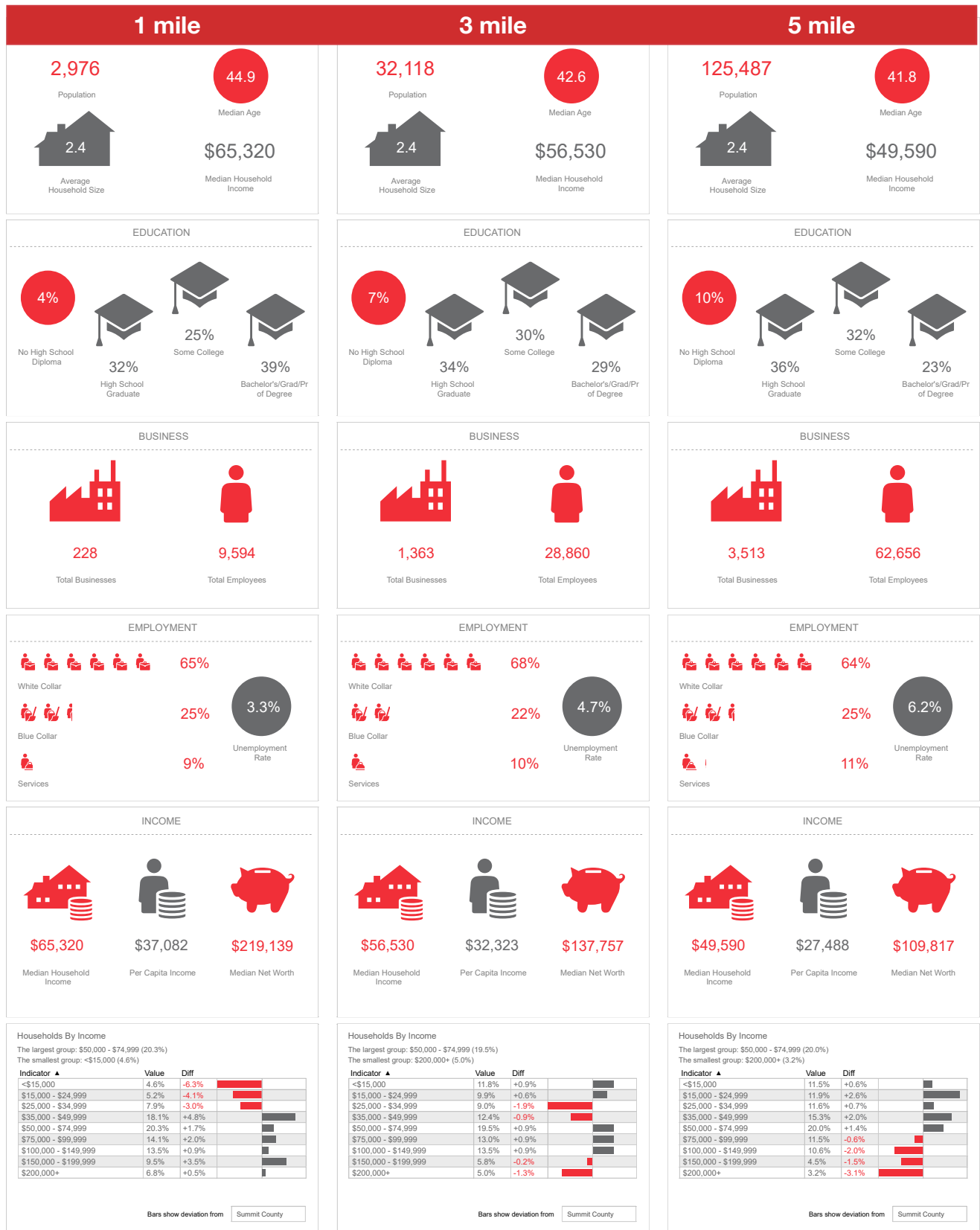


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Property Details	BUILDING SIZE:	4,300 SF
	RETAIL/SHOP SPACE:	2,422 SF
	ATTACHED APARTMENT:	1,878 SF
	ACREAGE:	0.2296 acres
	FRONTAGE:	100' on Killian Rd. 100' on S. Bender Ave.
	ZONING:	B-2 Business Mercantile District
	YEAR BUILT/RENOVATED:	1936/2022
	PPNs:	1906348, 1906347

Price Details	SALE PRICE:	\$240,000
	TAXES:	\$3,026.36

Location Details	INTERCHANGE:	I-77
	DISTANCE:	2 miles
	DAILY TRAFFIC COUNT:	12,415 VPD S. Main St. 5,917 VPD Killian Rd. @ Elmo St.

Notes

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