

MULTI-PROPERTY INVESTMENT SALE**A****B**

**3200-3204 S. Main St.
Akron, OH 44319**

Property Details**A Warehouse/Shop with Upstairs Apartments**

- Drive-in door
- Site improvements include graveled parking and concrete pad in front, landscaping, exterior lighting, exterior sign and wood deck
- Security system
- Two-year NNN Lease (as of 9/1/24)

B Neighboring Residential Property

- 3204 S Main St - Single Family Home
- Sold AS IS

Both properties are available for purchase either individually or as a combined package

Property Description

Investment Property includes a warehouse/shop with apartments on 2nd floor and a residential single family home. A two-year lease is in place for shop/apartments. Zoning is B-2 Commercial Business. Single family home sold AS IS.



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540 White Pond Drive | Suite A
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NAIPleasant Valley
3200-3204 S. Main St.
Akron, OH 44319

FOR SALE
INVESTMENT PROPERTY

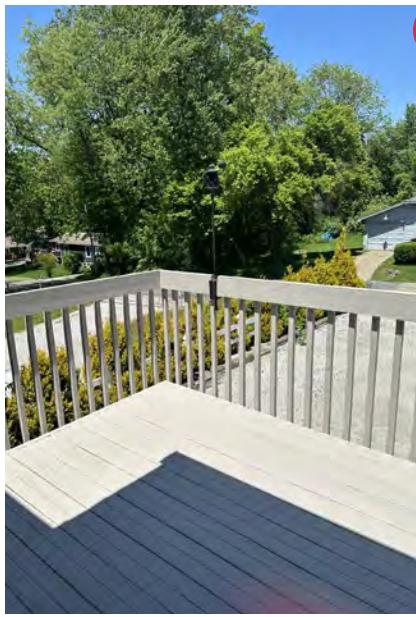


First Floor

- Two back warehouse/shop offices
- Front entrance reception with 2 offices
- Drive-in door, floor drain
- Restrooms
- Office partitions added, could be opened up
- Built-in two car garage

Second Floor

- Apartments/suites each have 2 office or bedrooms, full kitchen, living room area, full bathroom, laundry hook-up
- Sliding patio doors and decking
- Ceiling cooling vents in addition to A/C



A

**3200
S. Main
Street
SHOP &
APARTMENTS**

Parcels:
1907585, 1907584
\$395,000

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FOR SALE
INVESTMENT PROPERTY



Property Description

Single family 1,222 SF bungalow home with 2 bedroom / 2 bath. Sold AS IS. Could be owner/user or flipped. Zoning is B-2 Commercial Business.



B

**3204
S. Main
Street
SINGLE
FAMILY HOME**

Parcel:
1903607

\$150,000

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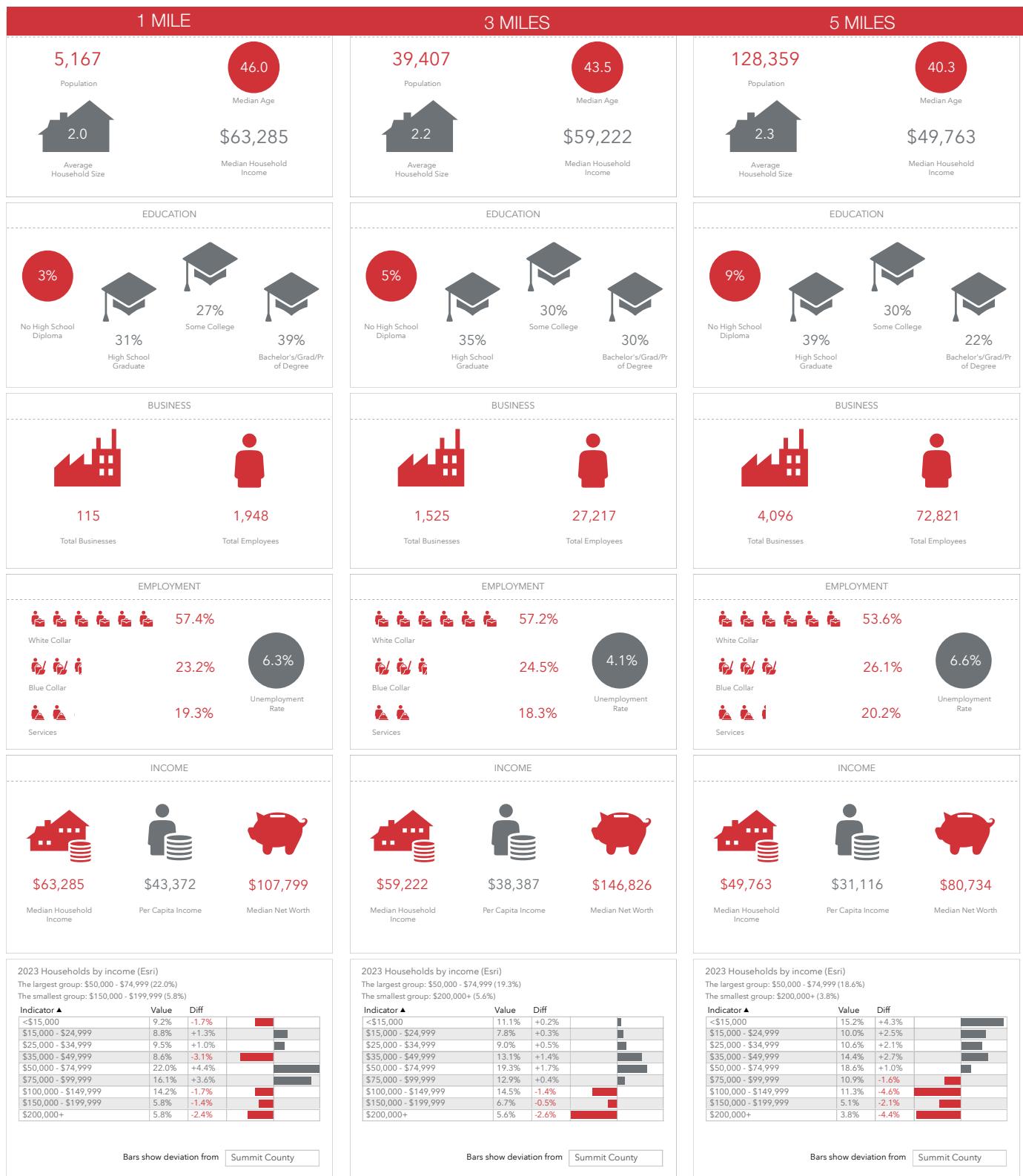
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Multiple parcels with multiple uses. Zoned B2 - Commercial Business. Could be used as light industrial, office, retail and multi-family. Located in beautiful Portage Lakes (PLX) only 800 ft. north of Killian Rd. Close to major highways. 1.7 miles to US-277/SR-224

A **Warehouse/Shop with Upstairs Apartments** **\$395,000**

3204 S Main St - flex shop/warehouse with drive-in door

Site improvements include graveled parking and concrete pad in front, landscaping, exterior lighting, exterior sign and wood deck
Security system

Two-year NNN Lease (as of 9/1/24)

Parcels: 1907585, 1907584

B **Neighboring Residential Property** **\$150,000**

3204 S Main St - single family bungalow home

Sold AS IS

Parcel: 1903607

*Both properties are available for purchase
either individually or as a combined package for* **\$545,000**