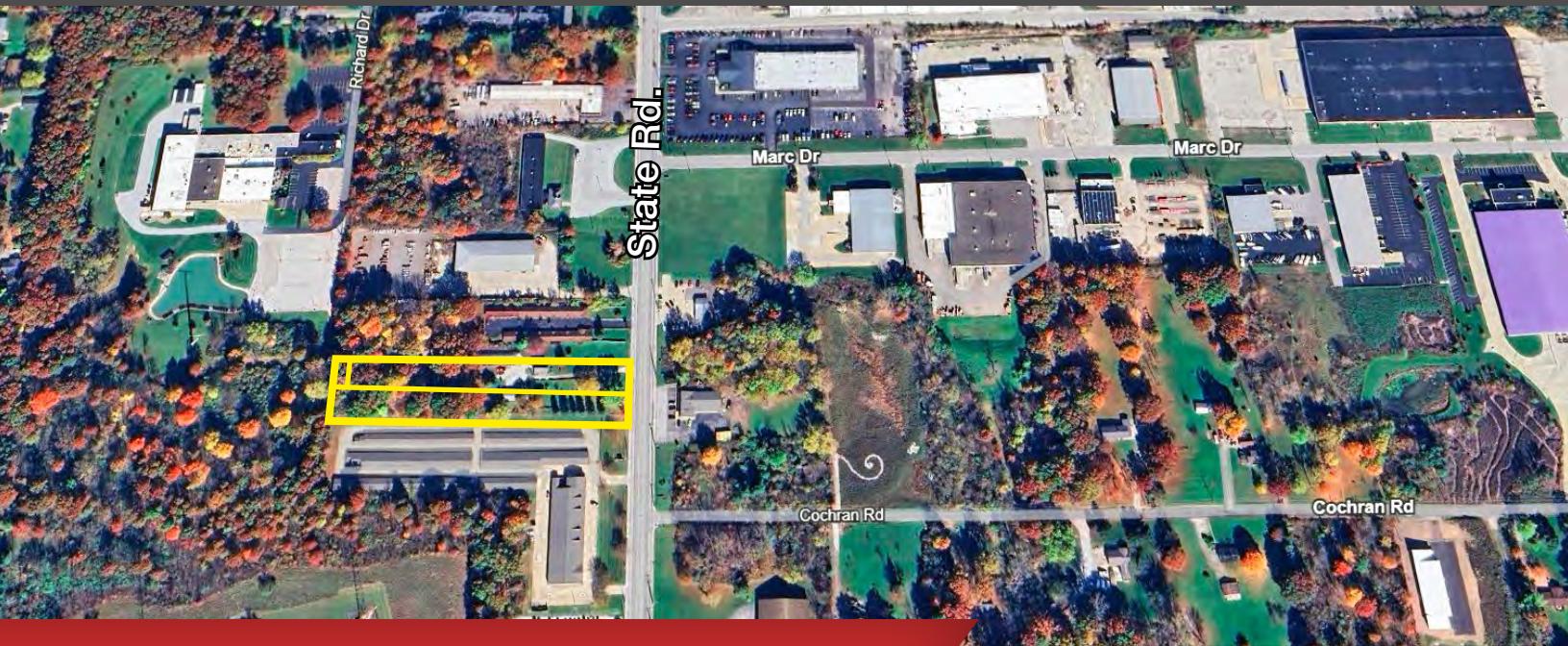


2.79 Acres with Frontage on State Road



3596 State Rd.
Cuyahoga Falls, OH 44223

REDUCED PRICE!

Property Features

- REDUCED PRICE: \$495,000 **\$379,000****
- Acreage: 2.79 acres
 - House 900 SF
 - Double Garage
 - Kennels 1,452 SF
- Parcels: 3501192, 3501193, 3500930
- Land is approximately 660' x 180'
- Frontage on State Road is ~180'
- Well Water & Sewer
 - (City Water available, need to tie-in)
- Zoned E-1 (Employment District)
- Formerly a Dog Kennel
- Taxes: \$5,895.52/year



*property lines and measurements are approximate

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3596 State Rd.
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FOR SALE
FLEX PROPERTY



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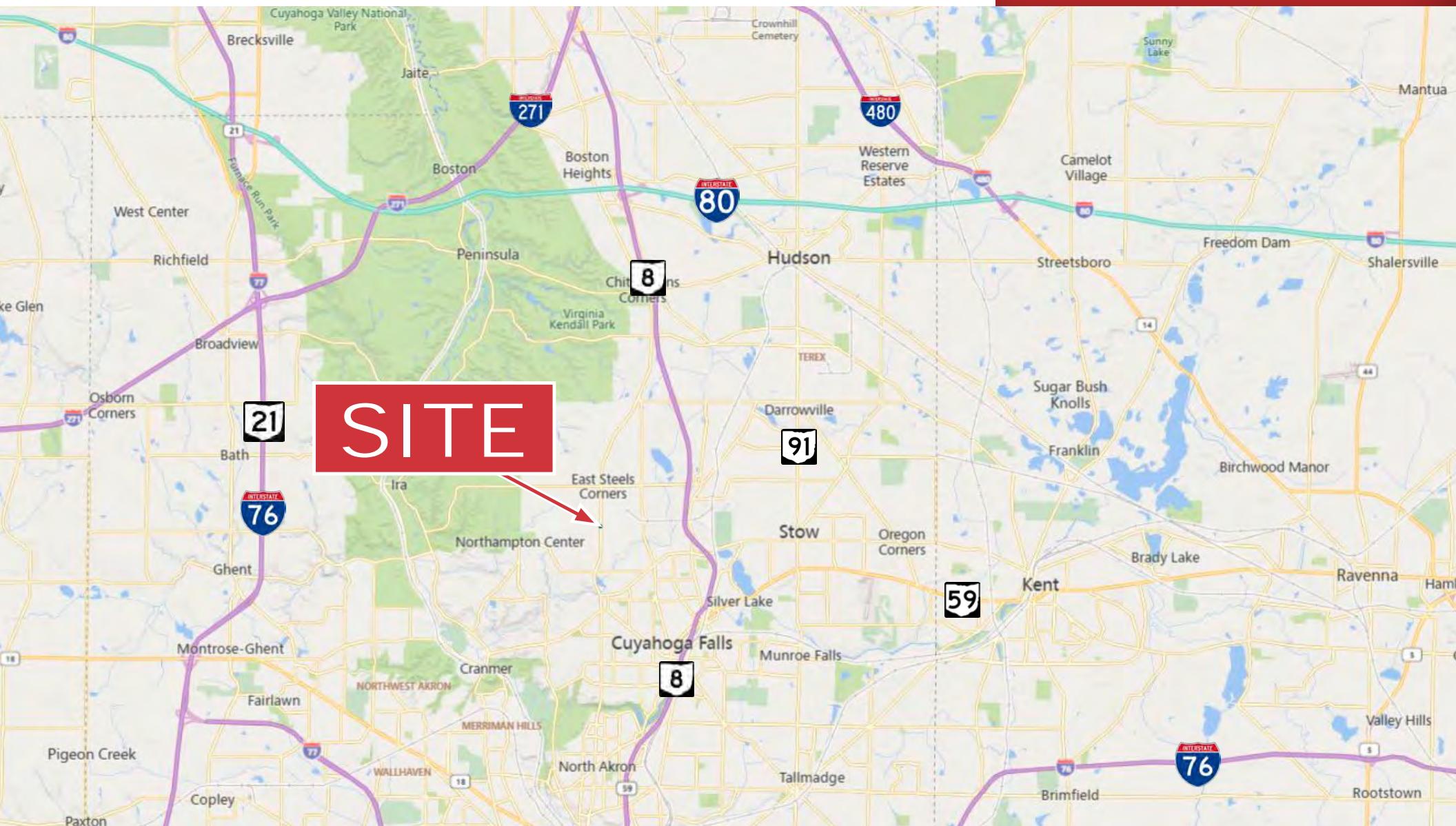
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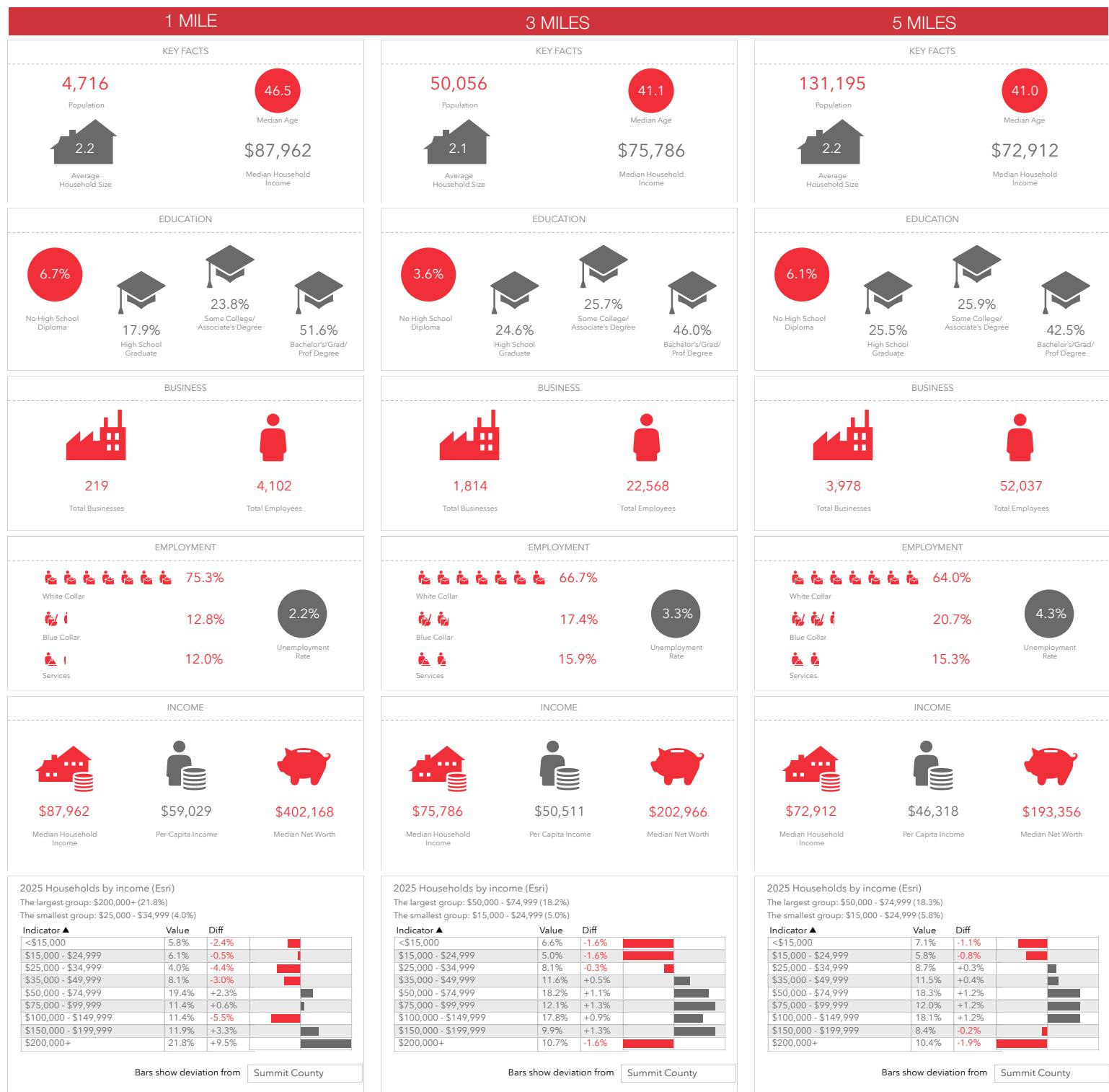
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FOR SALE
FLEX PROPERTY

MOTIVATED SELLER!

Property Details

REDUCED PRICE:	\$495,000 \$379,000
TAXES:	\$5,895.52/year
LAND AREA:	2.79 acres
	House 900 SF
	Double Garage
	Kennels 1,452 SF
FRONTAGE:	State Road: approx. 180'
DEPTH:	Approximately 660'
PARCELS:	3501192, 3501193, 3500930
ZONING:	E-1 (Employment District)
WATER / SEWER	Well Water & Sewer (city water available, need to tie-in)
PREVIOUS USE:	Dog Kennel

Demographics

	1 Mile	3 Miles	5 Miles
Population:	4,571	50,056	131,195
Households:	1,911	23,450	59,068
Median Age:	46.9	41.1	41
Average HH Income:	\$136,309	\$107,523	\$102,940
Traffic Count:	14,199 VPD on State Road		

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