

UNIQUE FLEX PROPERTY WITH MULTIPLE USES



3200 S. Main St.
Akron, OH 44319

Property Details

- Small warehouse and shop with drive-in door
- Two upstairs apartments
- Two-story wood frame/masonry
- Brick facing/aluminum siding/concrete block
- Gable roof with asphalt shingles
- Carpet/Tile/Vinyl Flooring/Overhead Lighting
- Security system
- Site improvements include graveled parking and concrete pad in front, landscaping, exterior lighting, exterior sign and wood deck
- New two-year NNN Lease (As of 9/1/24)
- Cap Rate 5.5



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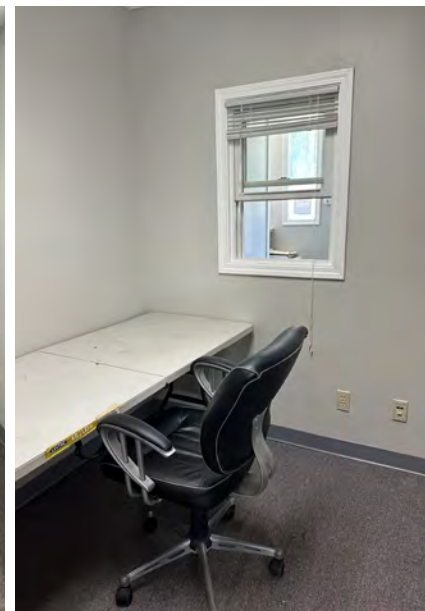
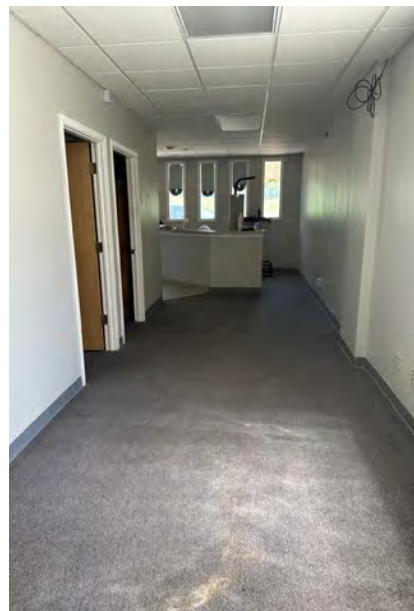


First Floor

- 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

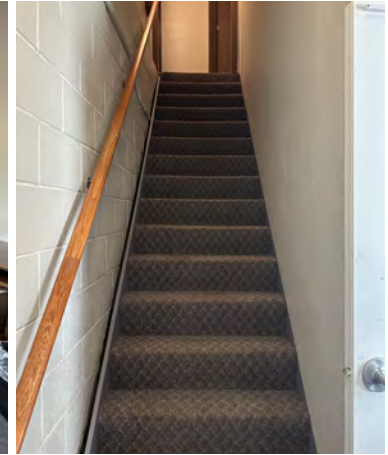
- Apartments/suites each have 2 office or bedrooms, full kitchen, living room area, full bathroom, laundry hook-up
- Sliding patio doors and decking
- Ceiling cooling vents in addition to A/C



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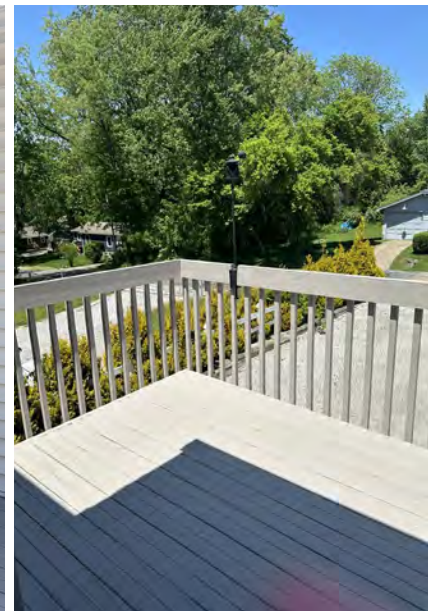
540 White Pond Drive | Suite A
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Property Description

This is a unique multi-use property that could be light industrial, office, retail or multi-family.

Additional features: Optional additional detached garage for purchase. Optional residential property next door for purchase. Plenty of Parking.



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NAIPleasant Valley

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FOR SALE
INVESTMENT PROPERTY



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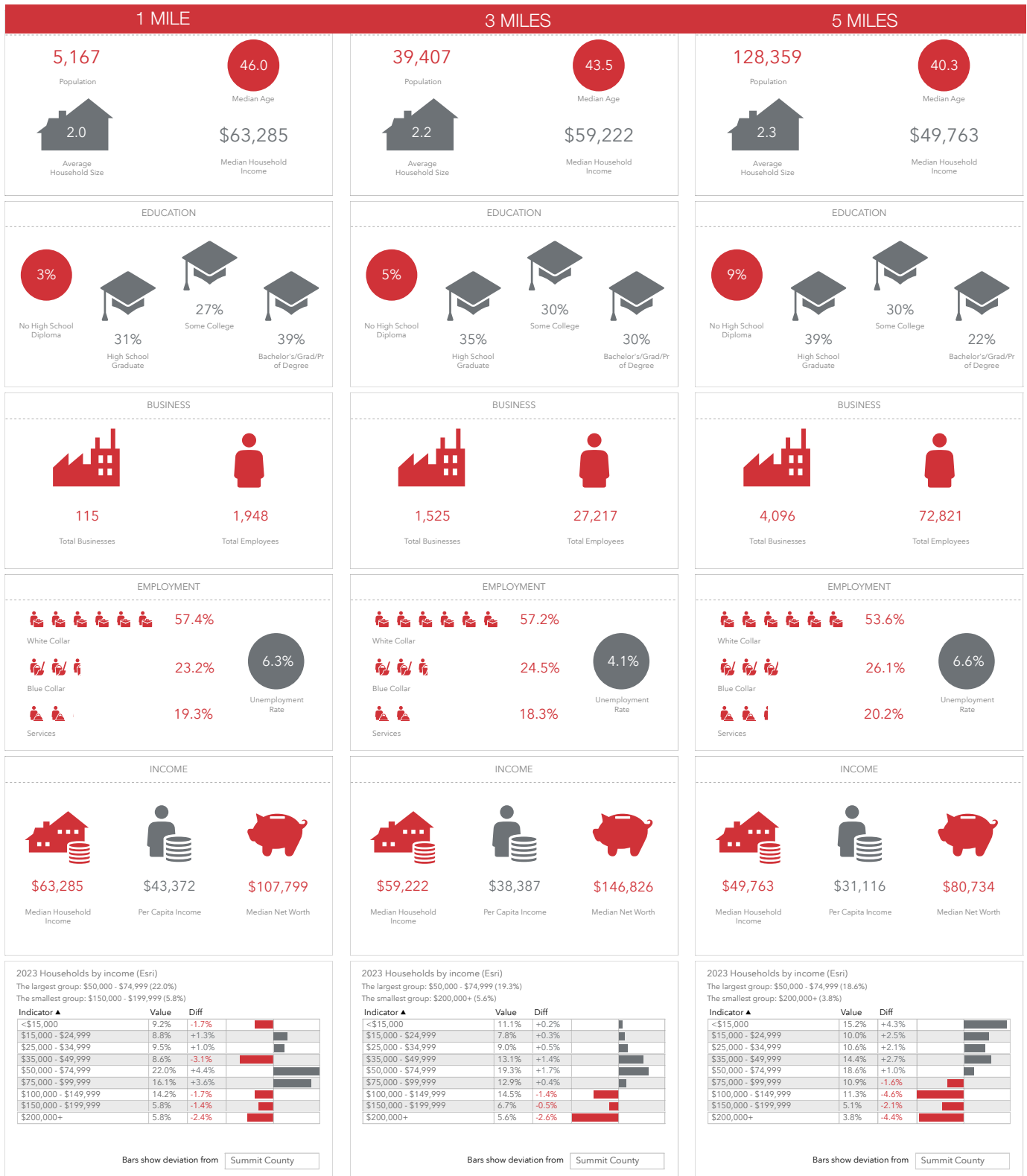
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Property Details	BUILDING SIZE:	4,950 SF
	ACREAGE:	0.2537 acres
	FLOORS:	(2) upper level can be living space or office
	DRIVE-IN DOORS:	Front Shop Overhead Door (1) and Rear Attached Garage Doors (2)
	PPNs:	1907584, 1907585 <i>optional: 1903606, 1903607</i>
	ZONING:	Commercial B-2
	YEAR BUILT:	1950 (renovated in 2000's)
	PARKING:	10 spaces, gravel lot
	POWER:	120/240

Pricing Details	SALE PRICE:	\$450,000
	TAXES:	\$1,337.58/year
	LEASE RATE:	\$5.00 PSF NNN

Location Details	DISTANCE to INTERCHANGE:	1.7 miles to US-277/SR-224
	LOCATED:	in beautiful Portage Lakes (PLX) 800 ft. north of Killian Rd.

Notes

Flex property with multiple uses. This is a unique multi-use property, could be listed under light industrial, office, retail and multi-family.

Additional features: Optional additional detached garage for purchase.

Optional residential property next door for purchase. Plenty of Parking.

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