

### FOR SALE INVESTMENT PROPERTY

### UNIQUE FLEX PROPERTY WITH MULTIPLE USES



### **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



### Margaret Slesnick

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### Na IPleasant Valley

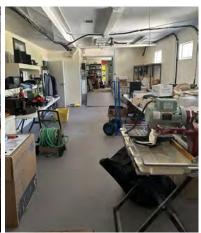
3200 S. Main St.

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





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## Na Pleasant Valley

**INVESTMENT PROPERTY** 

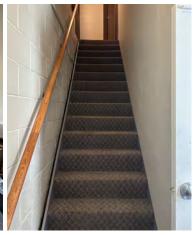
FOR SALE

3200 S. Main St.

















### **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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# Nain St.

FOR SALE
INVESTMENT PROPERTY

Akron, OH 44319



















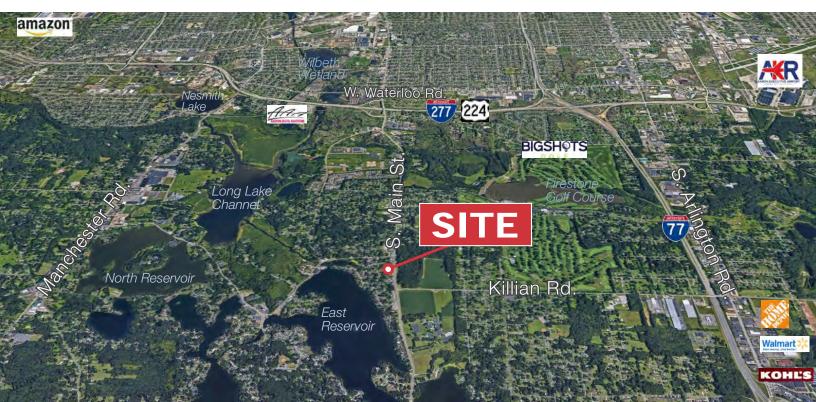


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# Nain St.

FOR SALE
INVESTMENT PROPERTY

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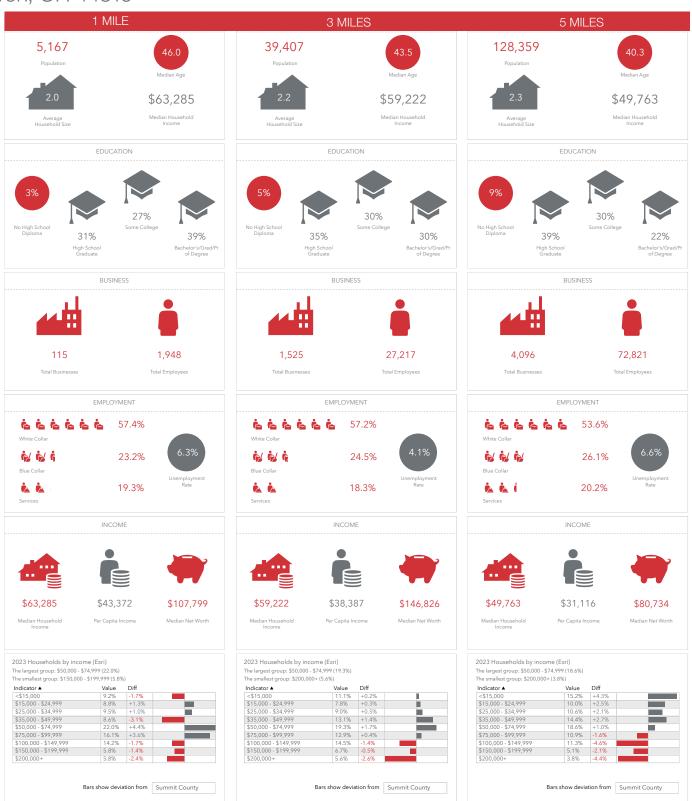
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### Na IPleasant Valley

### FOR SALE INVESTMENT PROPERTY

### 3200 S. Main St.

Akron, OH 44319



### Margaret Slesnick

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**BUILDING SIZE:** 4,950 SF ACREAGE: 0.2537 acres FLOORS: (2) upper level can be living space or office Front Shop Overhead Door (1) and Rear **DRIVE-IN DOORS:** Attached Garage Doors (2) 1907584. 1907585 PPNs: optional: 1903606, 1903607 **ZONING:** Commercial B-2 YEAR BUILT: 1950 (renovated in 2000's) **PARKING:** 10 spaces, gravel lot POWER: 120/240 **SALE PRICE:** \$450,000

#### **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

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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