

OFFICE/MEDICAL IN FAIRLAWN, OHIO



71 Baker Blvd.
Akron, OH 443

Property Details

- 4,200 SF Office Building
- SELLER FINANCING AVAILABLE
- Close Proximity to Highway
- Ample Parking
- Excellent Location with High Occupancy Rates
- Great Owner-Occupied or Investment Potential
- Sale Price: \$424,000

For more information:

Evan Pannell

Vice President

330.715.4801

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Property Description

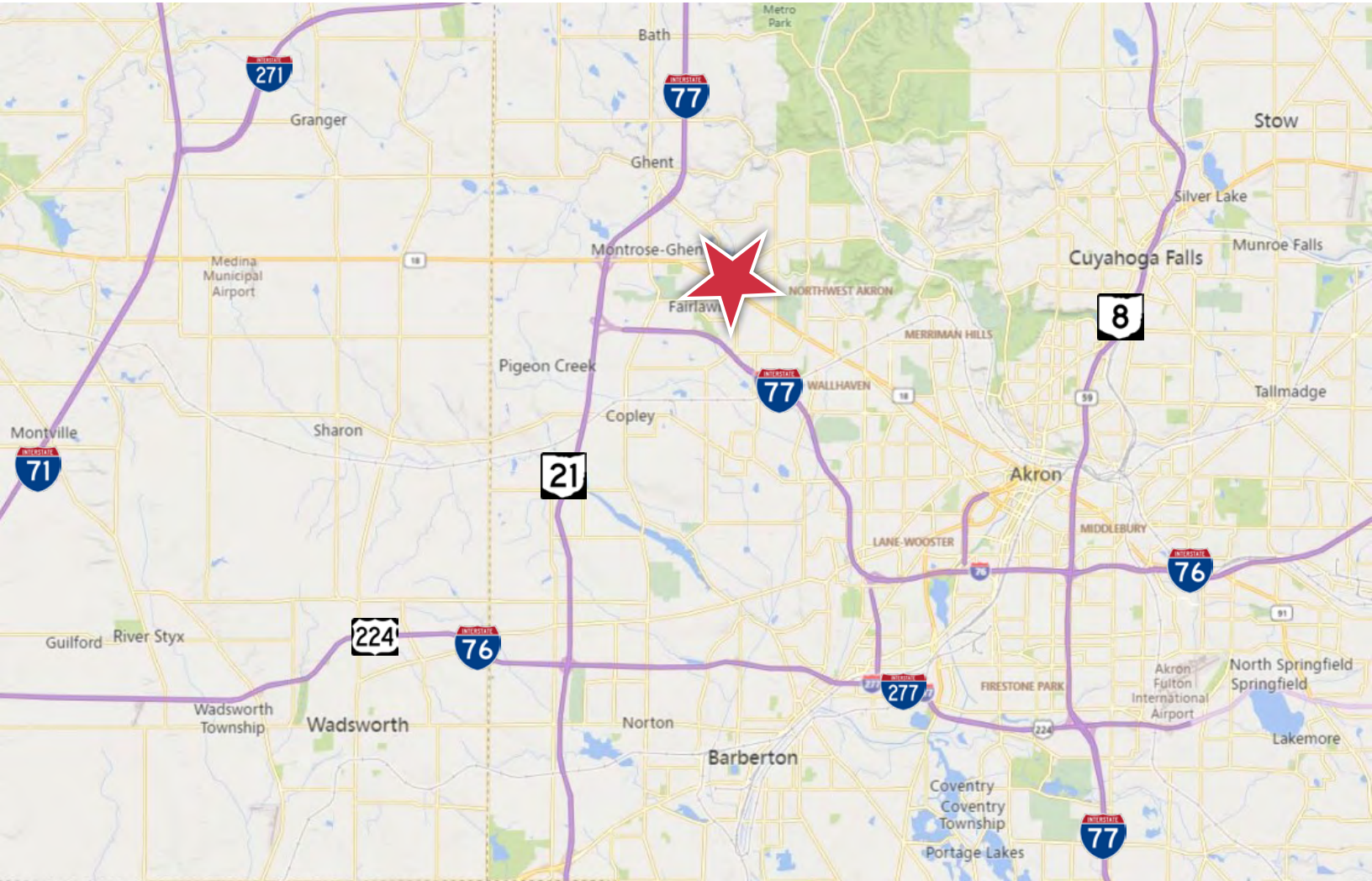
Exceptional buying opportunity in the heart of Fairlawn's office/medical district. 3 of the 4 suites are currently rented at this property, which resides in a high-demand area for smaller office & medical users alike. This property provides exceptional versatility, offering potential as both an investment as well as an owner occupied property. Seller financing is available here making this a very attractive & rare opportunity. Please reach out if interested.



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Fairlawn, Ohio

Fairlawn is conveniently positioned in Summit County, just west of Akron and 35 minutes from downtown Cleveland. Nearby arteries to major expressways are convenient and international and regional airports are minutes away.

Fairlawn is home to approximately 7,300 residents. During the day, the city swells to over 40,000 people who come to work each day in Fairlawn.

While there is no manufacturing in the city, it is home to many large corporations and a diverse group of prosperous businesses. Fairlawn also has a diversified solid tax base and offers many private sector jobs.

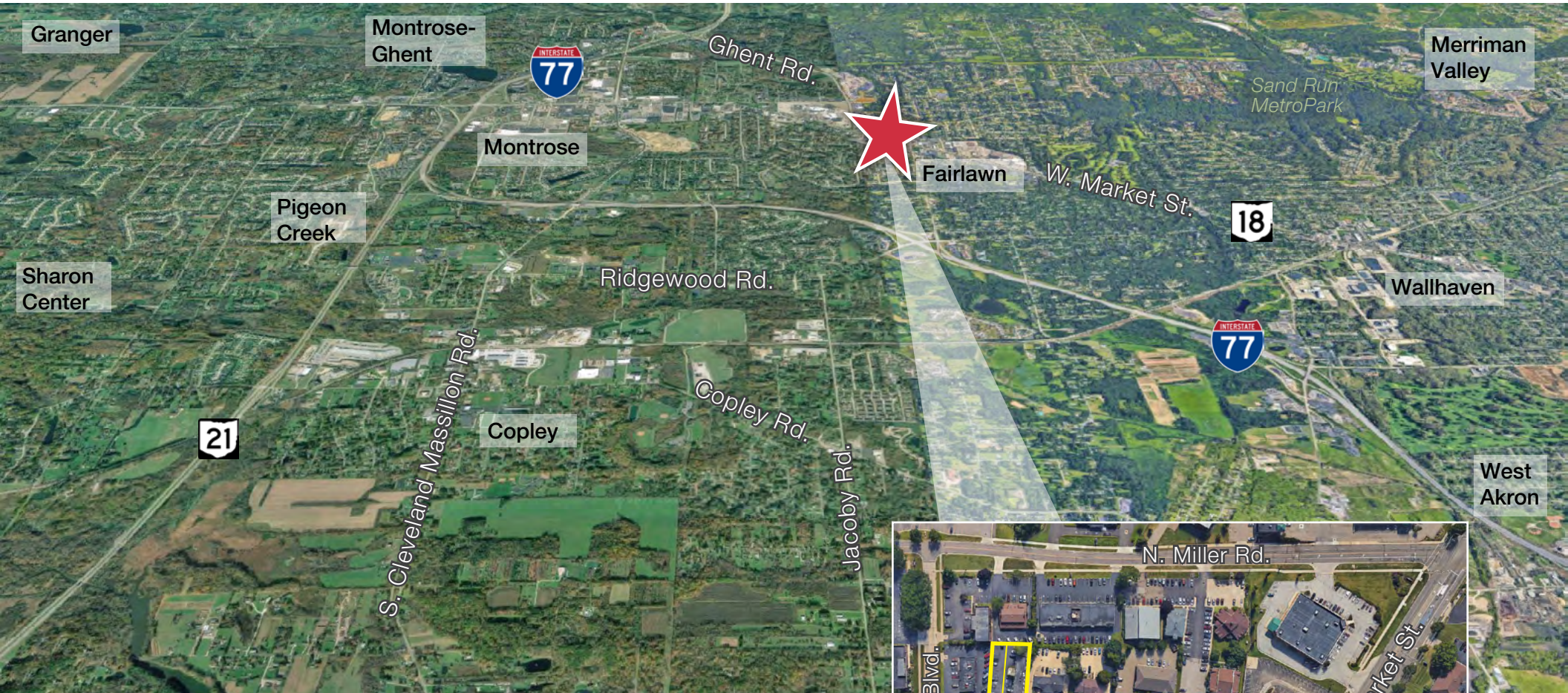
Demographics	1 Mile	3 Miles	5 Miles
Population:	7,133	39,744	96,392
Households:	2,924	18,111	43,126
Median Age:	49.9	47.4	44.4
Average HH Income:	\$138,564	\$135,056	\$120,983

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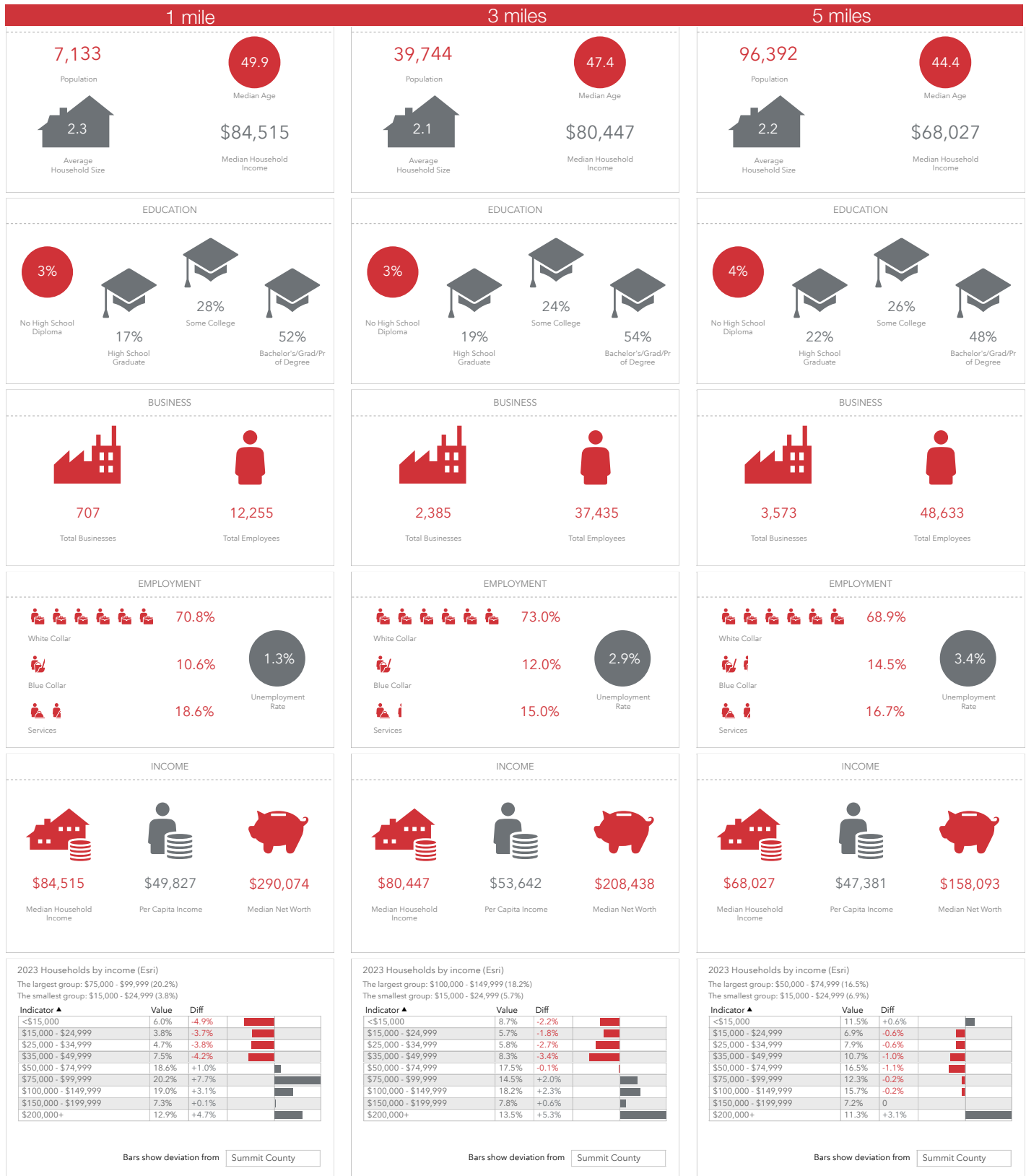
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Property Details

BUILDING SIZE:	4,200 SF
AVAILABLE SPACE:	900 SF
FLOORS:	2
ACREAGE:	0.18 acres
YEAR BUILT:	1972
ELEVATOR:	none
PARKING:	23 spaces
ZONING:	B-1 Limited Business District
PPNs:	0900511, 0900510

Price Details

SALE PRICE:	\$424,000
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Location Details

INTERCHANGE:	SR-18; I-77
APPROXIMATE DISTANCE:	800 ft.; 2.3 miles

Notes

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