

PRICE REDUCTION

NOW \$395,000



738-746 Canton Rd.
Akron, OH 44312

Property Features

- 6,300 SF Total
- Two buildings
- 0.827 acres
- Zoning U-3
- 9' ceilings
- Property is fenced on 3 sides
- Utilities separately metered
- Great visibility on Canton Road
- Easy access to SR-224, I-76, I-77
- Sale price: \$395,000



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FOR SALE



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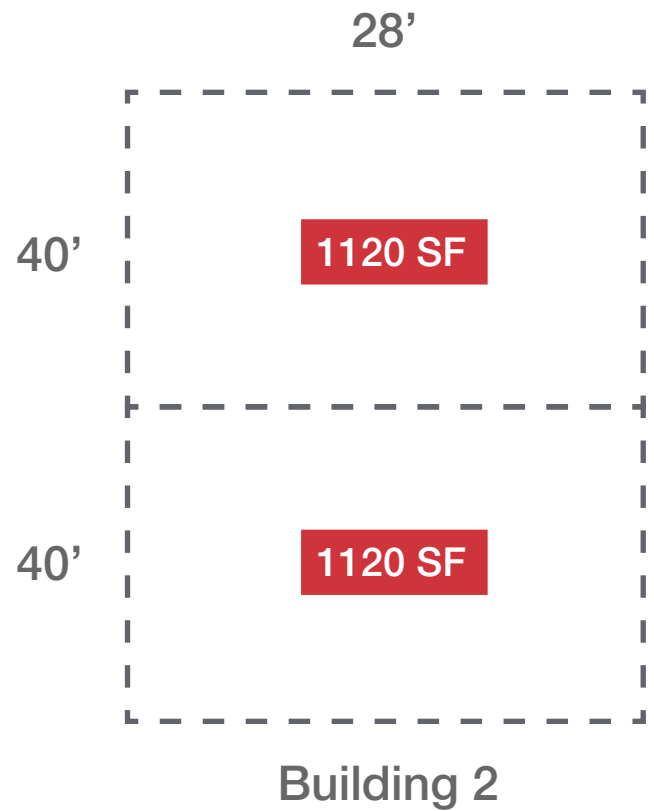
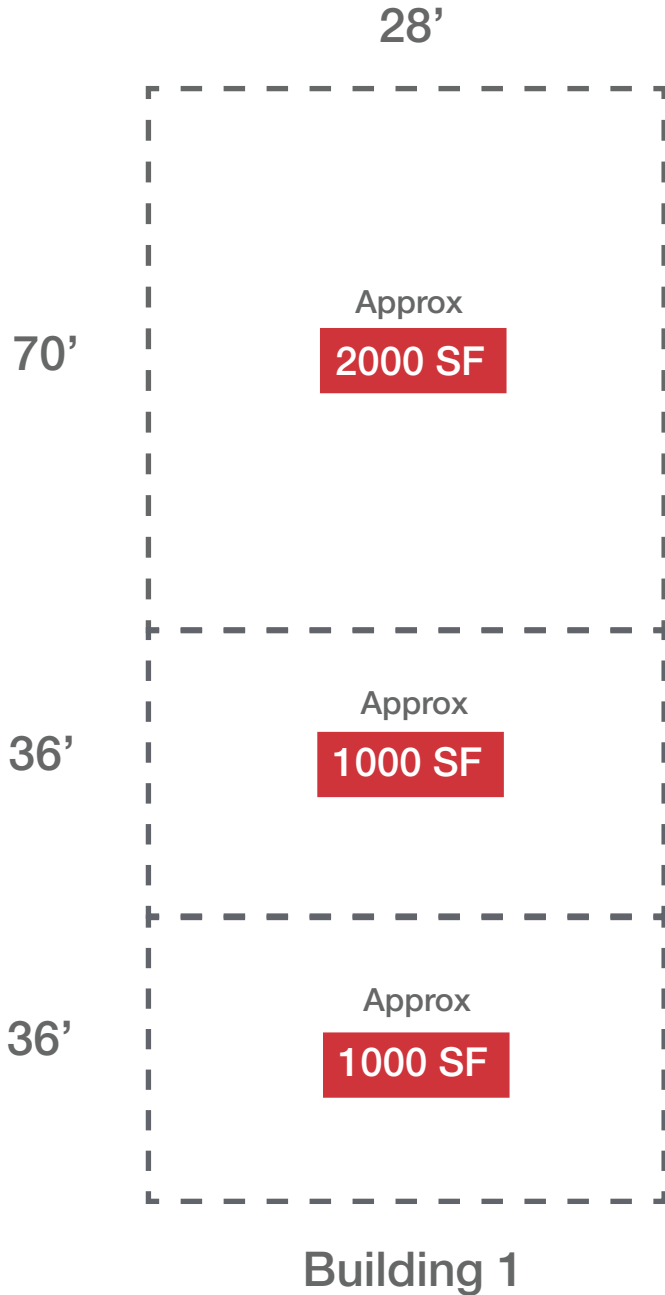
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NAI Pleasant Valley
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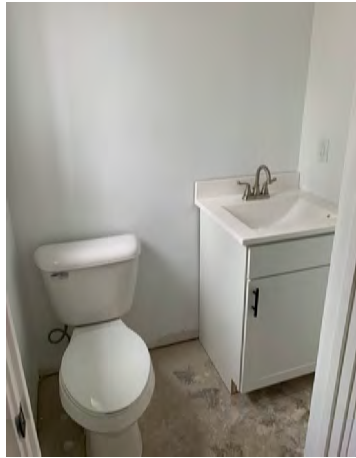


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Demographics	1 Mile	3 Miles	5 Miles
Population:	10,535	57,797	142,489
Households:	4,655	24,203	57,526
Median Age:	44	41.1	39
Average HH Income:	\$54,612	\$57,015	\$58,531
Traffic Count:	15,309 VPD on Canton Road		

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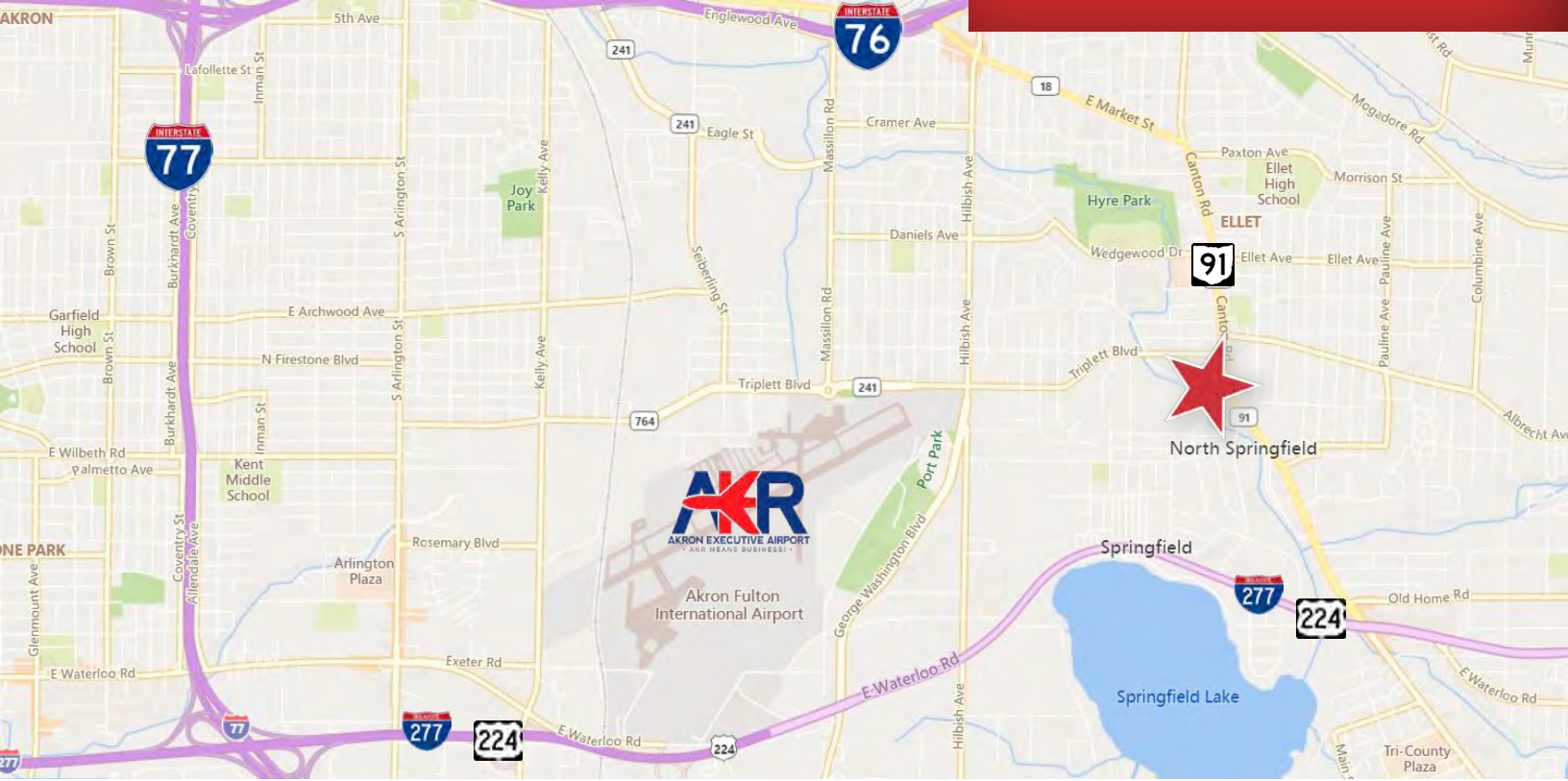
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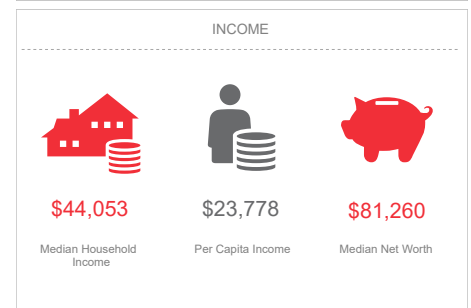
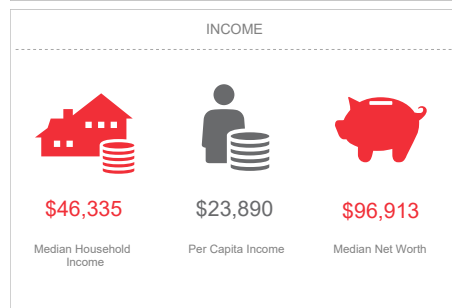
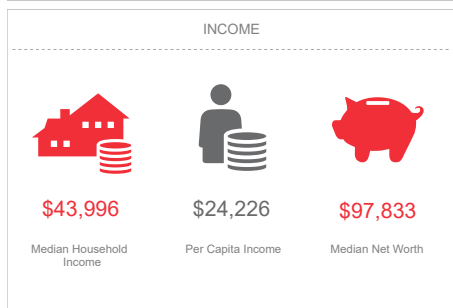
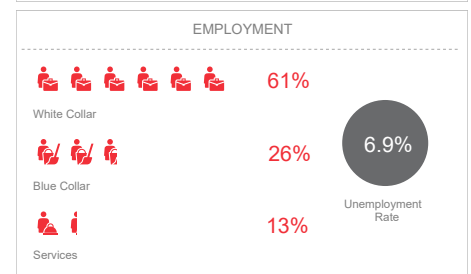
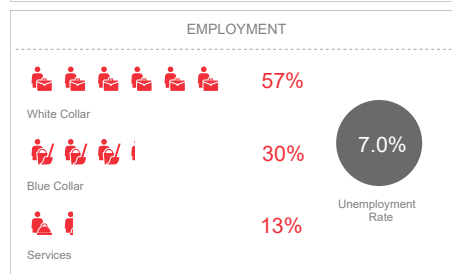
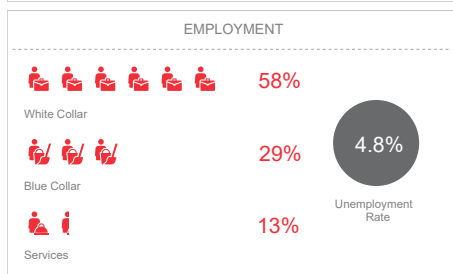
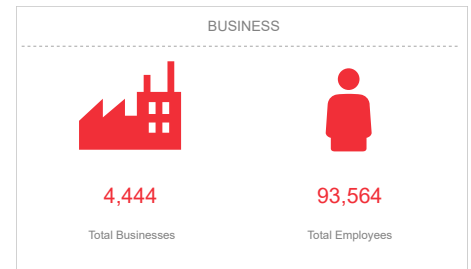
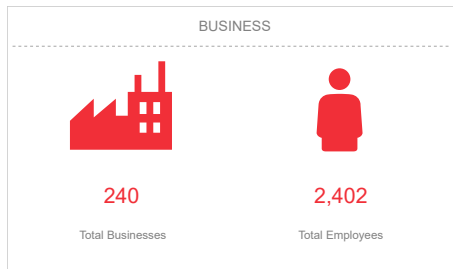
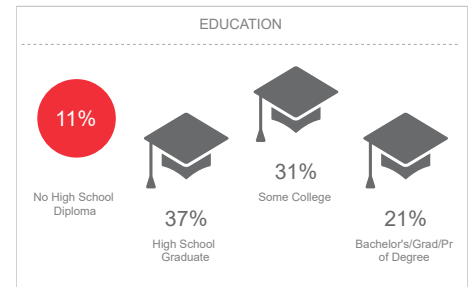
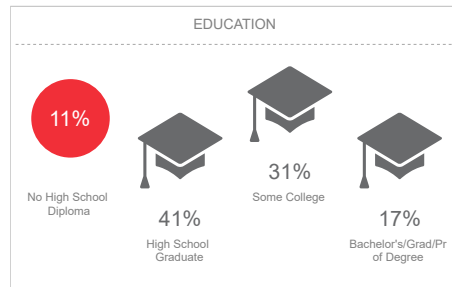
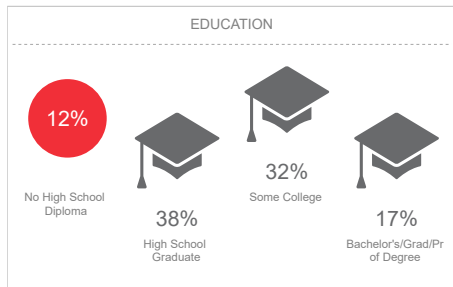
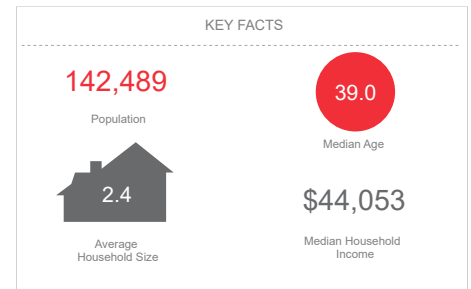
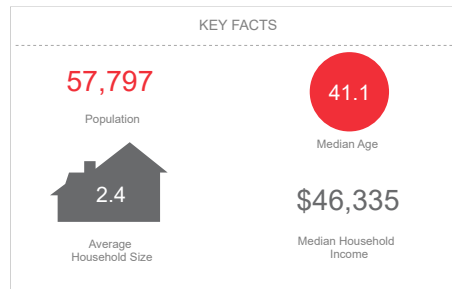
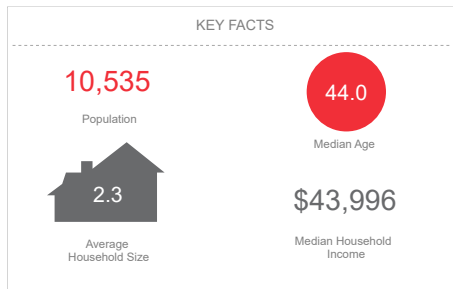
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Property Details

SPACE AVAILABLE:

Building 1	3 Units	4,060 SF
Building 2	2 Units	2,240 SF

PROPERTY TYPE: Retail/Office

RESTROOMS: One per unit

YEAR BUILT: 1957 / 1970

YEAR RENOVATED: 2021

LAND AREA: 0.82 acres

PARCEL: 6825724

ZONING: U-3

CEILING HEIGHT: 9'

UTILITIES: metered separately

SALE PRICE: \$395,000

COMMENTS: Two buildings totaling 6,300 SF. Five units are available. Each unit has 9' ceilings, a restroom and separately metered utilities. The property is 0.827 acres and fenced on 3 sides. Great visibility on Canton Road with easy access to SR-224, I-76, I-77. U-3 zoning.

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