



108 W College Ave, Kent, OH 44240

Unpriced

108-122 W. College Street Kent Ohio 44240

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Listing Added: Today
Listing Updated: Today

Details

Property Type	Industrial, Mixed Use, Retail, Special Purpose	Subtype	Garage/Parking, Restaurant, Warehouse
Investment Type	Owner/User	Tenancy	Vacant
Square Footage	9,000	Year Built	1937
Year Renovated	2020	Buildings	3
Stories	2	Permitted Zoning	A2-A3
Lot Size (sq ft)	9,000	Loading Docks	1
Ceiling Height	18	Sale Condition	For sale by owner

Marketing Description

For Sale: 108-122 W. College Street Kent, OH 44240
 Parking Lot: PIN 17-025-40-00-055-001
 108 Building: PIN 17-025-40-00-056-000
 112 Upstairs: Lease Available
 122 Building: PIN 17-025-40-00-058-000

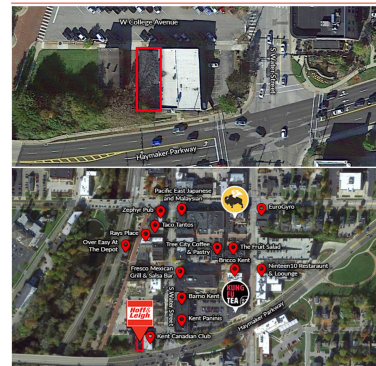
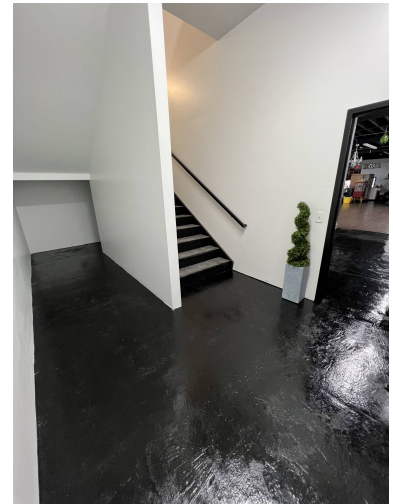
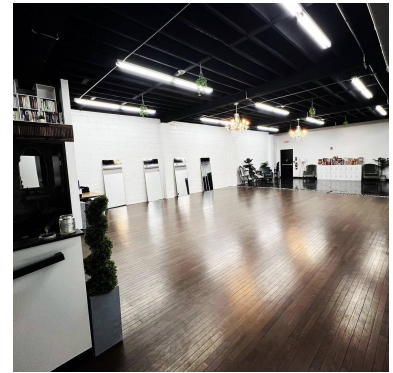
- Grandfather-in Liquor License Available, 9+ Parking Spots, Land Survey Completed, Architect Plans Created, Assembly Use A2-A3, Commercial Kitchen Appliances Available, City Approvals and Regulations (ARB, Zoning, Planning Commission) Obtained
- Two-story buildings 108-112-122 W. College Street with mezzanine, loading dock, and parking lot
- 108 Building 1st Floor: 3,150 square feet; 17' ceiling height + 2nd Floor: 3,150 square feet; 12' ceiling height
- 112 Building 2nd Floor: 2,150 square feet; 12' ceiling height
- 122 Building 1st Floor: 3,000 square feet; 15' ceiling height + 2nd Floor: 2,000 square feet; 10' ceiling height
- Ideal uses include store retail, flex-warehouse, creative office, office space, storage, manufacturing, storefront, cafe, restaurant, speakeasy, bar, commercial kitchen, club, nightclub, event center activities, fitness, health club, co-working hub, coworking spaces, wedding venue, event venue
- Attached surface parking lot with abundant street parking
- ADA bathrooms
- Owner has completed and planned many improvements to the building, has architectural plans for approval, and obtained many city approvals
- New Tundra™ Silicone roof (2020)
- Tuckpointed and filled in any brick and building cracks (2020)
- Painted all exterior sides of the buildings 108-122 W. College (2020)
- Landscaping, ground leveling, run-off water prevention, weed removal, tree trimming/removal, tarped and mulched (2020)
- New garage doors installed on both front and back spaces (2021)
- Corner lot at a signalized intersection in Downtown Kent
- Excellent location near local retail, businesses, and Kent State University
- City incentives include a tax abatement program, CRA Pre-1994, and a revolving loan fund

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- New Tundra™ Silicone roof (2020)
- Landscaping, ground leveling, run-off water prevention, weed removal, tree trimming/removal, tarped and mulched (2020)
- New garage doors installed on both front and back spaces (2021)
- Cosmetic updates to the inside of 122 Building including new bathroom remodel, painting, and floors (2022)
- Owner has completed and planned many improvements to the buildings, architectural plans for approval, and obtained city required approvals for more internal improvements

Location (1 Location)







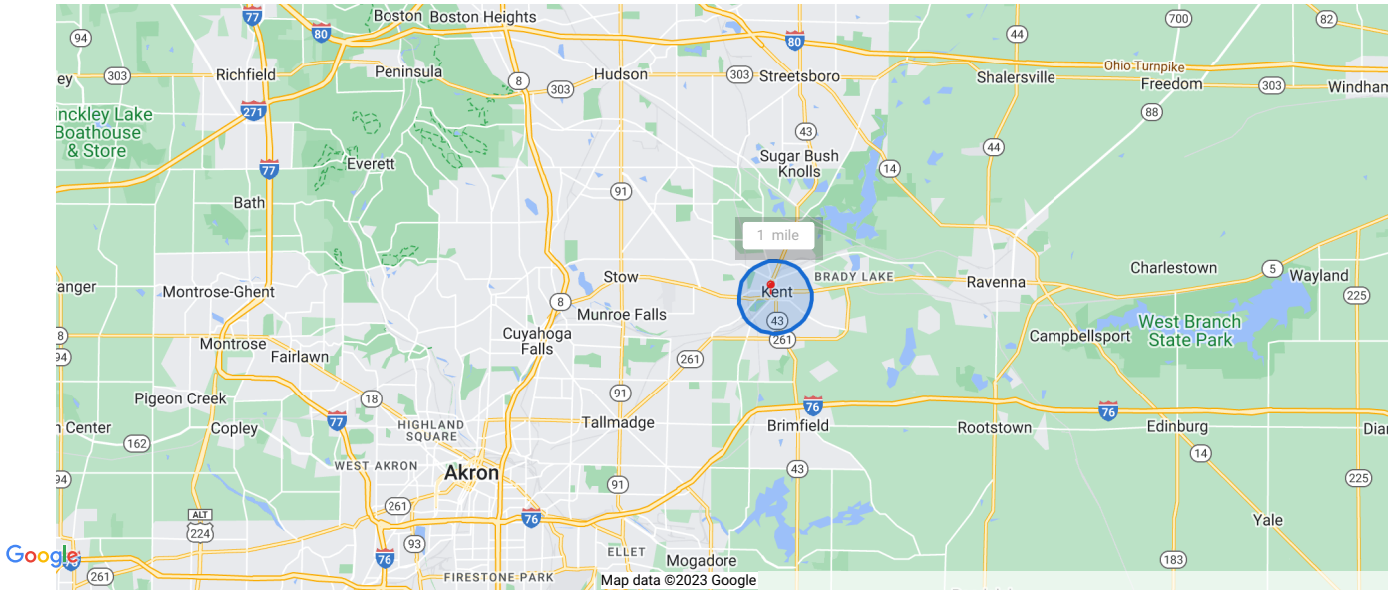
Demographic Insights

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Population

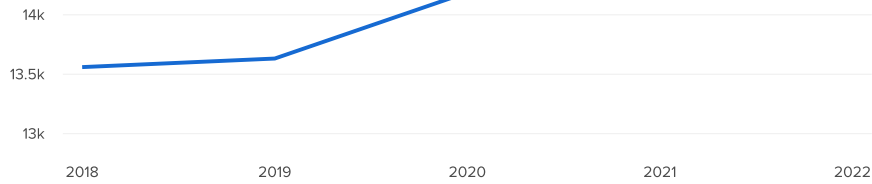
14.2k

0%

Compared to 14.1k in 2021

↑ 4%

Compared to 13.5k in 2018



Household Income



Age Demographics

