

MEDICAL/OFFICE BUILDING AVAILABLE FOR SALE INVESTMENT OPPORTUNITY

1037 N. Main Street, Akron, OH 44310



OVERVIEW

Beautiful, two-unit brick medical office facility that includes a full partially finished lower level with walkout access. Located in the North Hill section in Akron, just south of the city of Cuyahoga Falls. Building consists of 11,147 SF with 5,924 SF above grade and 5,223 SF on lower level. Ideal for owner/user/investor of medical or office related use as 1,600 SF of medical space is leased on a 10 year lease term. Additional space on the upper level and lower levels available for additional potential income. Sale comes with all furniture, fixtures and equipment in Unit A.

HIGHLIGHTS

- Ideal for Owner/Investor/User
- High Traffic Location
- Suite A Includes All Furniture & Equipment
- Security System in Place
- Excellent Signage
- Taxes Are \$19,160.80 Per Year
- Access Driveways From Both Adjoining Streets
- Awarded Multiple Beautification Awards



Sale Price:

\$950,000



Building Size:

11,147 SF



Lot Size:

0.57 Acres



Zoning:

U-3 Retail Business District

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Jennifer Fernandez, CCIM, SIOR

O: 330.940.9360

C: 330.573.5933

jfernandez@hoffleigh.com



MEDICAL/OFFICE BUILDING AVAILABLE FOR SALE INVESTMENT OPPORTUNITY

1037 N. Main Street, Akron, OH 44310



OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

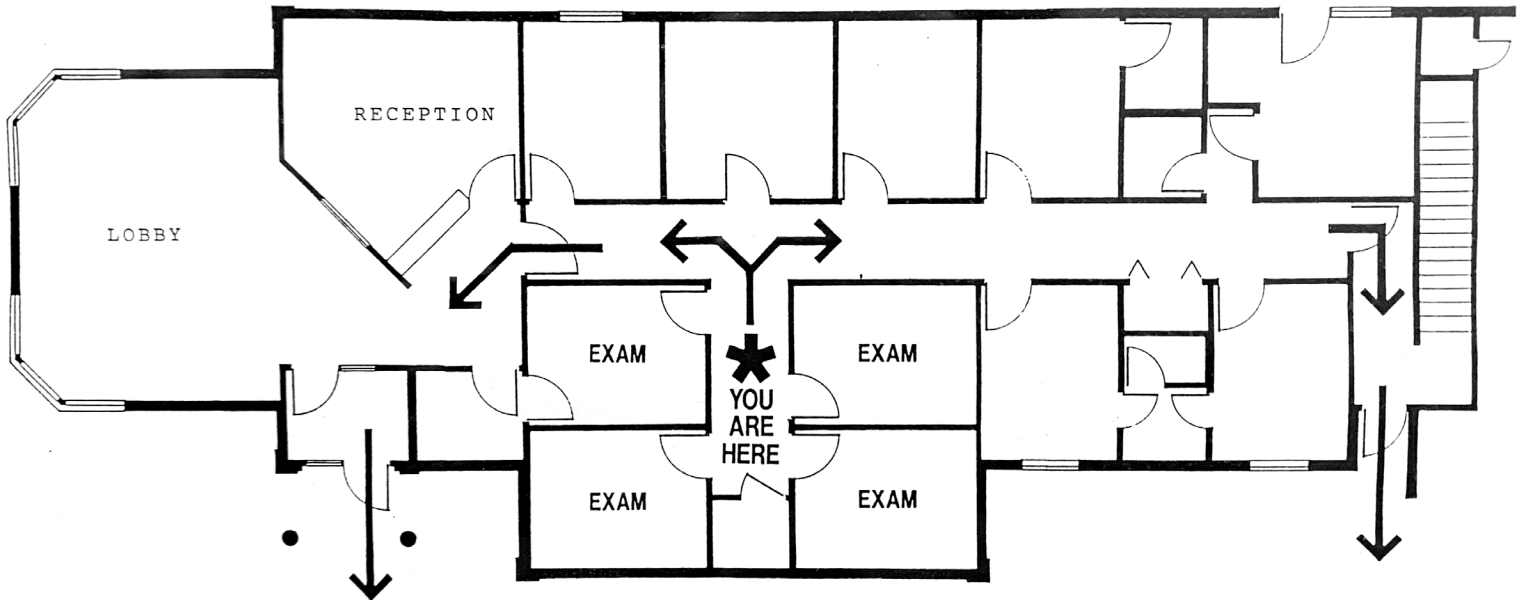
Jennifer Fernandez, CCIM, SIOR

O: 330.940.9360

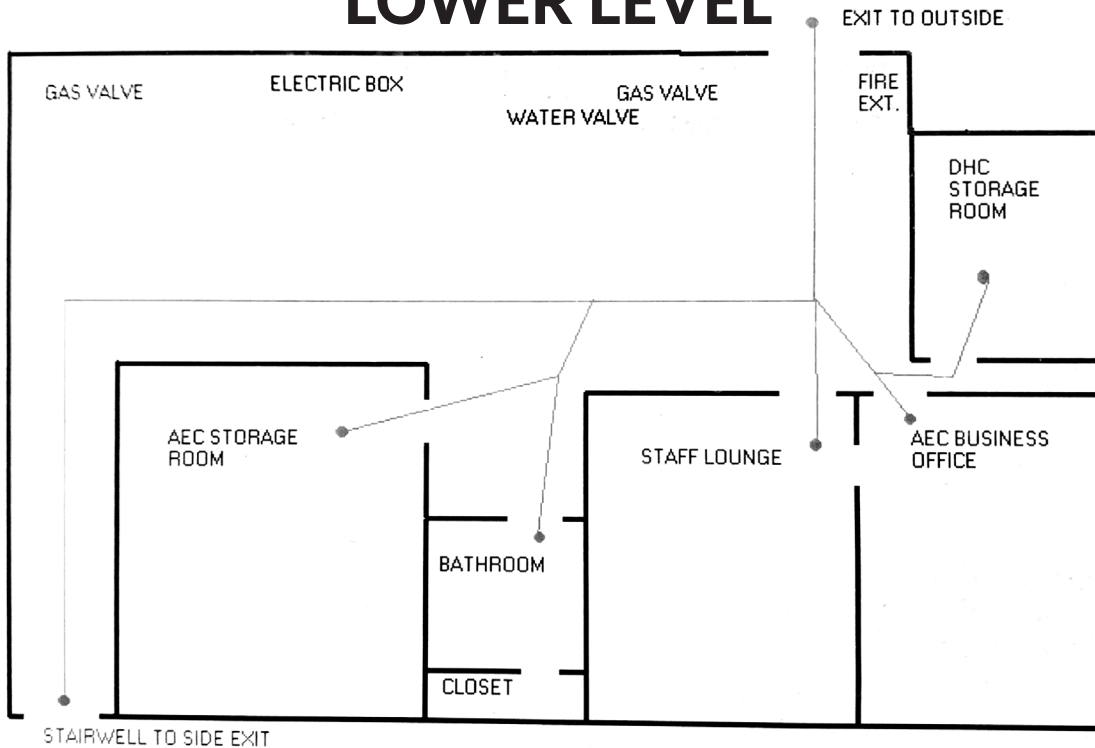
C: 330.573.5933

jfernandez@hoffleigh.com

SUITE A



LOWER LEVEL



OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

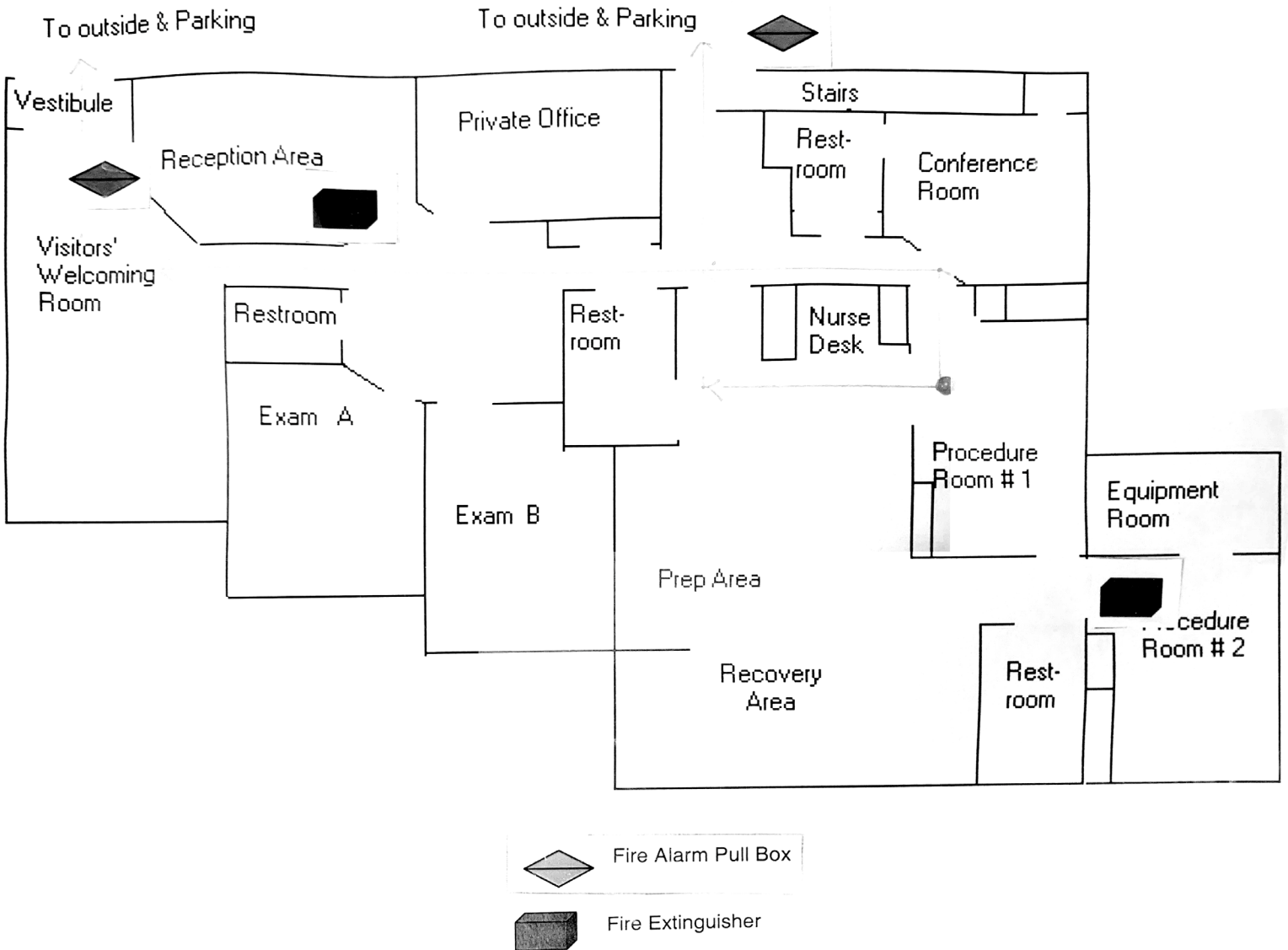
Jennifer Fernandez, CCIM, SIOR

O: 330.940.9360

C: 330.573.5933

jfernandez@hoffleigh.com

SUITE B



OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Jennifer Fernandez, CCIM, SIOR

O: 330.940.9360

C: 330.573.5933

jfernandez@hoffleigh.com



MEDICAL/OFFICE BUILDING AVAILABLE FOR SALE INVESTMENT OPPORTUNITY

1037 N. Main Street, Akron, OH 44310

1037 N Main St, Akron, Ohio, 44310 2

DEMOGRAPHICS



101,906
Population



37.6
Median Age



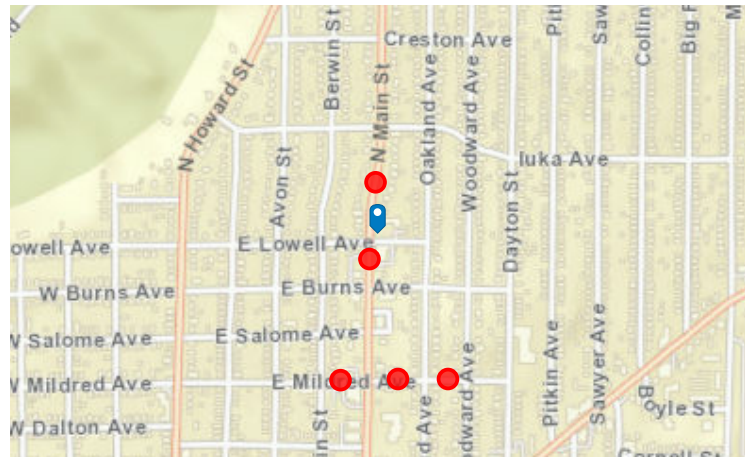
2.2
Average
Household Size



\$46,091
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
E Lowell Ave	10,124	0.0
Iuka Ave	9,311	0.1
Oakland Ave	617	0.2
Berwin St	466	0.2
Woodward Ave	608	0.2



OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Jennifer Fernandez, CCIM, SIOR

O: 330.940.9360

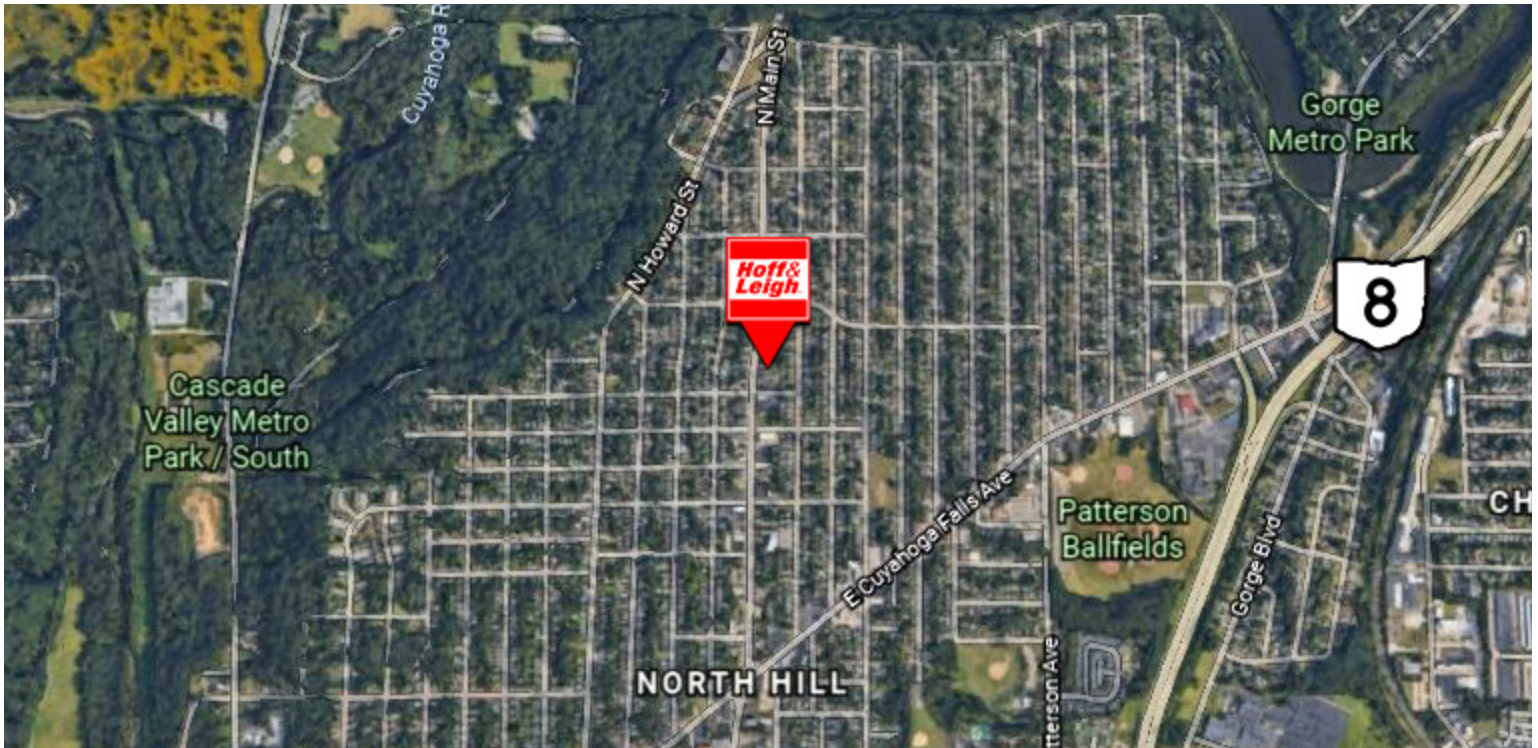
C: 330.573.5933

jfernandez@hoffleigh.com



MEDICAL/OFFICE BUILDING AVAILABLE FOR SALE INVESTMENT OPPORTUNITY

1037 N. Main Street, Akron, OH 44310



OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Jennifer Fernandez, CCIM, SIOR

O: 330.940.9360

C: 330.573.5933

jfernandez@hoffleigh.com