

MULTI-TENANT INDUSTRIAL INVESTMENT PROPERTY FOR SALE

934 Grant Street, Akron, OH 44311

PRICE REDUCED!



OVERVIEW

Multi-tenant industrial property located in the city of Akron. Property is cash flowing at a 14.7% cap rate on the existing NOI. Property consists of 6 overhead doors, 5 dock doors, freezer space, heavy power, and high ceiling heights. Veteran anchor tenants include Buckeye Heating & Air Conditioning Supply, Kandall Transport, Inc. and American Engineering Group.

HIGHLIGHTS

- High Cap Rate Property
- \$24.41 per SF
- Taxes are \$10,406 per Year
- 14.7% Cap On Existing Income
- Several Drive-In & Dock Doors
- 1.98 Acres
- Brick / Glass Block Construction
- Partially Fenced
- Built In 1949



Sale Price:
\$1,050,000



Building Size:
43,015 SF



Lot Size:
1.98 Acres



Zoning:
Industrial

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



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DEMOGRAPHICS



105,352
Population



33.8
Median Age



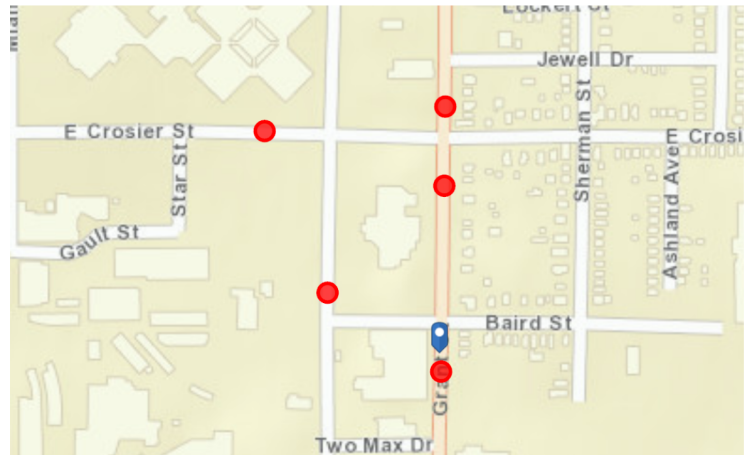
2.4
Average
Household Size



\$30,855
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Baird St	6,950	0.0
Baird St	2,208	0.1
E Crosier St	5,778	0.1
E Crosier St	5,030	0.1
Bellows St	928	0.2



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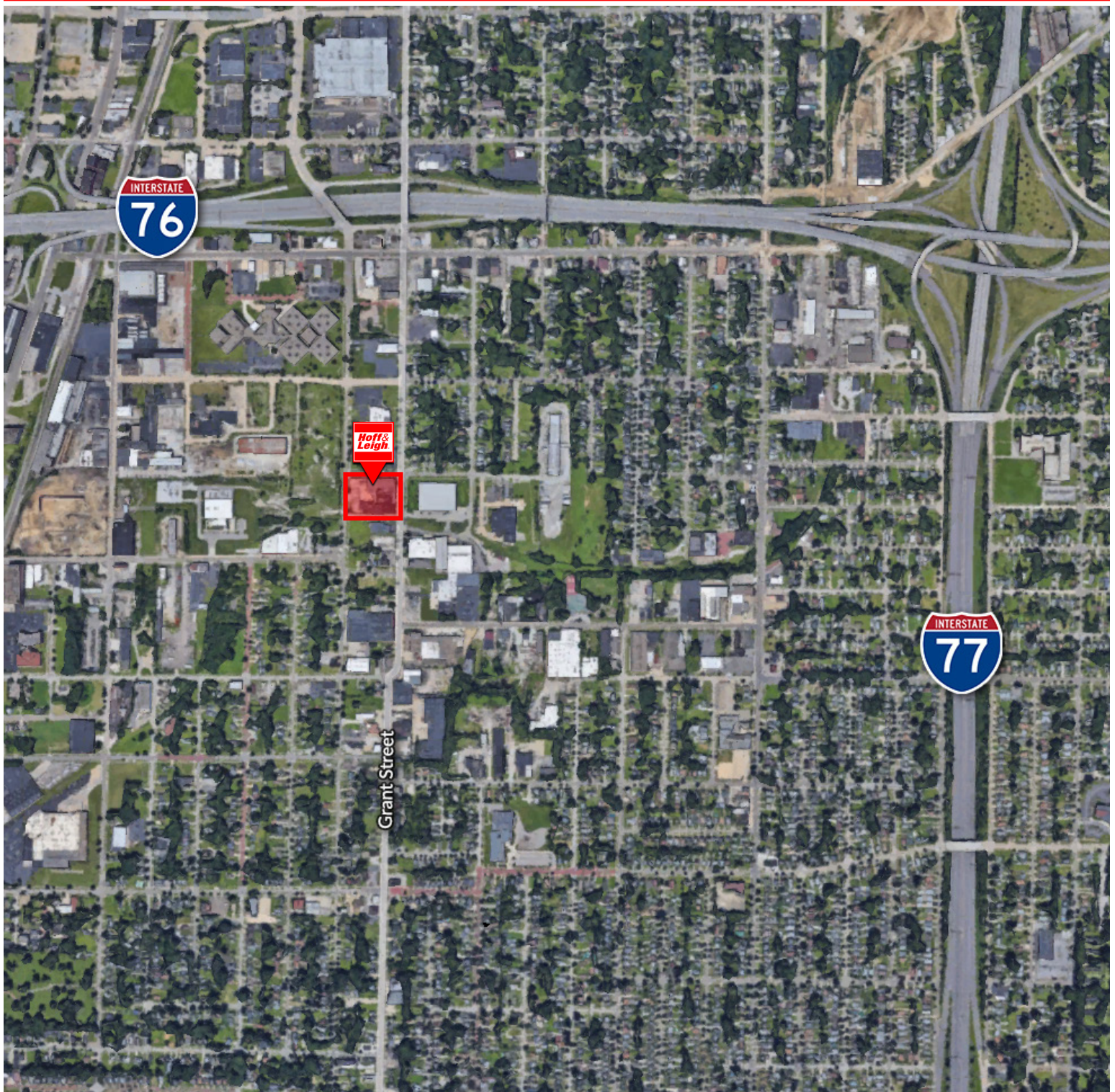
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