



**FOR SALE**

**61 SOUTH SEIBERLING STREET**

**AKRON, OH 44305**

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	1.1 Acres
Year Built:	1957
Building Size:	22,846 SF
Zoning:	Industrial
Submarket:	East Akron
Price / SF:	\$21.89
Parcel Number:	6701181
Property Taxes:	\$7,182.54

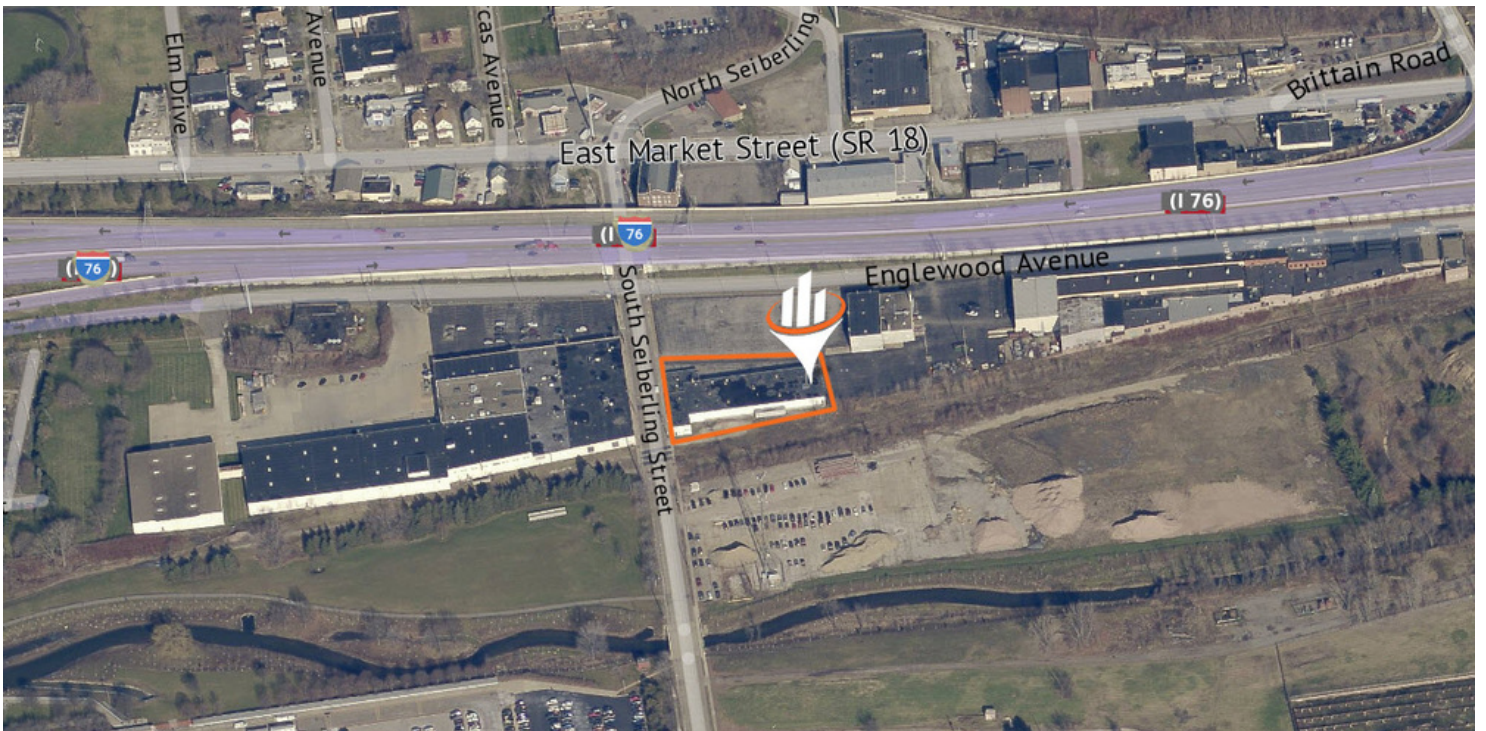
## PROPERTY OVERVIEW

A Block/Steel construct built in 1957, the Subject Property sits on 1.1 acres of land and includes 22,846 SF of available space. The property includes 20,306 SF of warehouse space and 2,540 SF of office space. The facility is equipped with 3 phase power [400 amps/240 volts] with an additional single phase [400 amps]. The height in the warehouse from the ground to the steel girders is 11'3". In the garage, the ceiling height is 17'. The property includes 200' of frontage and the traffic count is 84,920. Additional land from adjacent property owner could be purchased.

## PROPERTY HIGHLIGHTS

- 3 Phase power [400 amps/240 volts]
- 200' of frontage/ 243' depth
- Traffic count is 84,920

# Exterior/Aerial Photos



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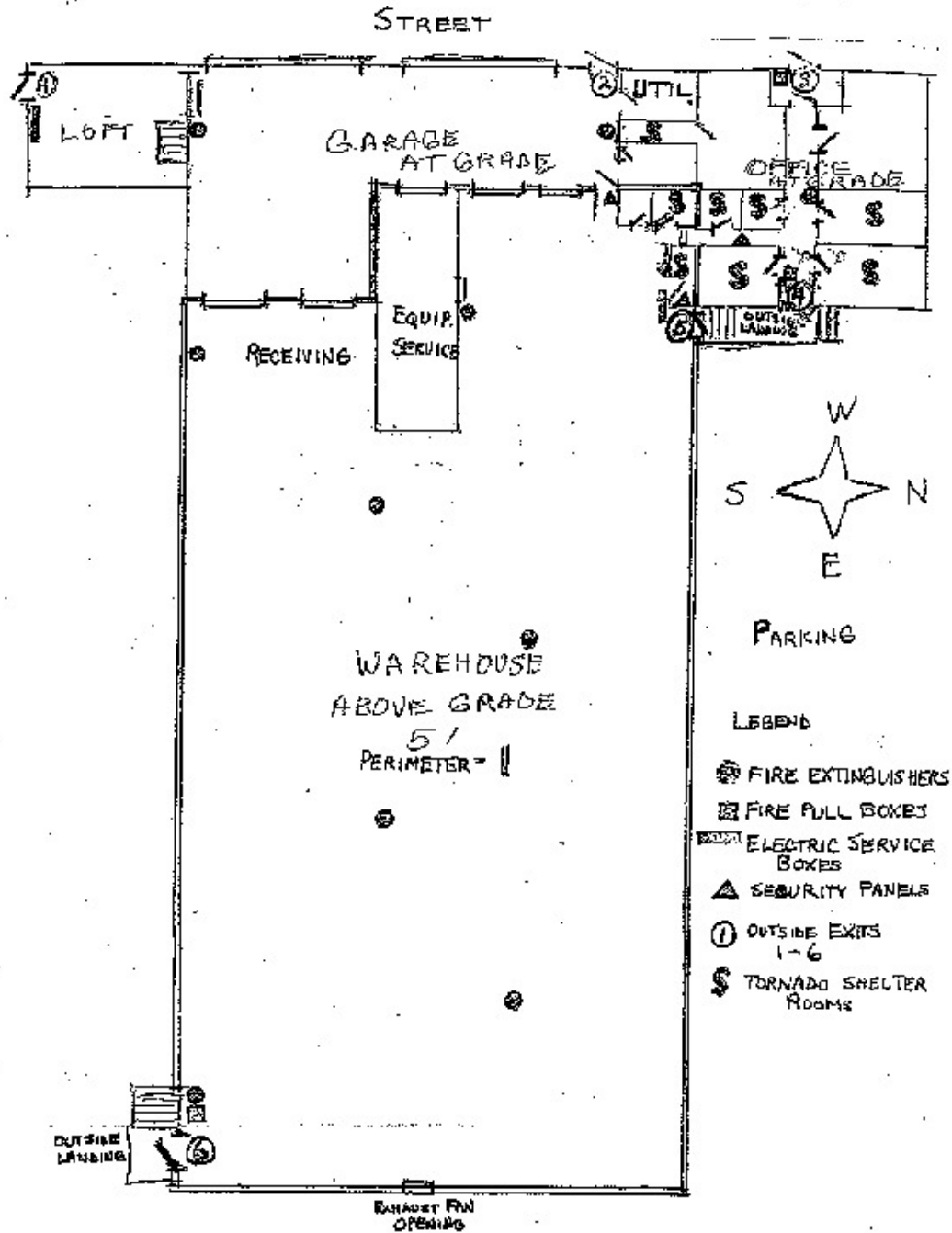
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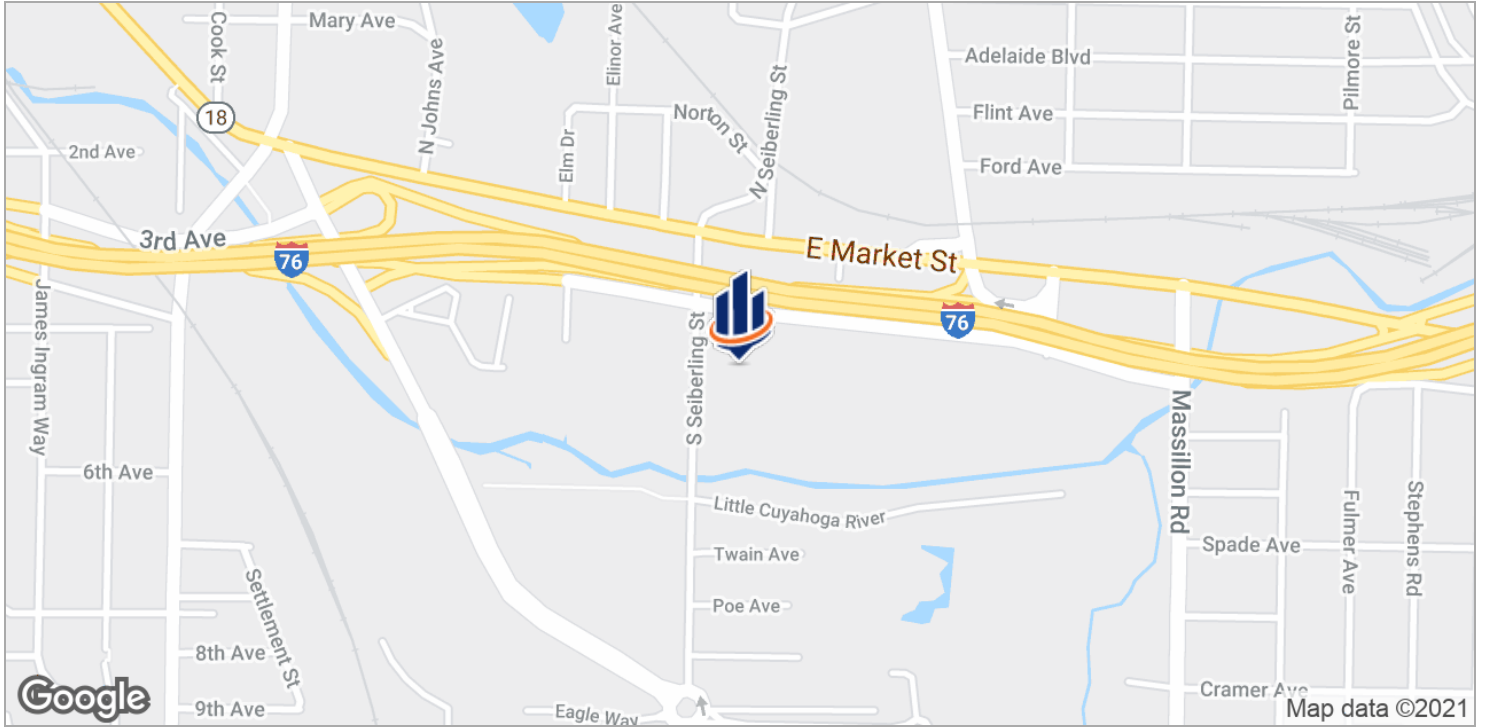
# Additional Photos



# Floorplan



# Location Maps



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# Drive Time Map

