

Great Office Space With Easy Highway Access



1814 S. Main St.
Akron, OH 44301

*Located between
Waterloo & Wilbeth Roads*

Property Features

- **Sale Price:** \$395,000
- **Lease Price:** \$9.00 SF MG
- **Acres:** 0.83
- **Frontage:** 170.71 ft
- **Depth:** 211.58 ft
- **Stories:** 2
- **Year Built / Renovated:** 1975 / 2019
- **Zoning:** U-4 Commercial
- **Parking:** 30 spaces on site
- **Sprinklers:** Yes
- **Restrooms:** 4
- **Interchange / Distance:** I-76/ I-277 / 0.5 mile

Property Notes

Free-standing, well-maintained office building of 6,480+/- sq ft. Located on South Main Street with easy highway access. Currently used for educational purposes, with large open area, and multiple private offices. Has a set of rest rooms on each floor. New HVAC system is less than one year old. Parking for 30 cars, and located on a Metro bus route. For Lease at \$9.00 base rate plus tenant pays all utilities, snow removal, lawn care, trash, cleaning, shared maintenance, tenant contents/liability insurance. Available August 1, 2022, Current ownership is in the process of relocating to a larger facility.

For more information:

Bob Raskow, SIOR

330 697 6818 | braskow@naipvc.com

Scott Raskow

330 608 5172 | sraskow@naipvc.com



MAIN LEVEL

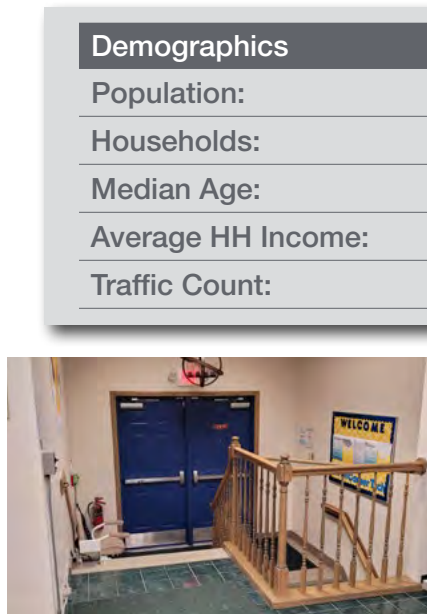
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Demographics	1 Mile	3 Miles	5 Miles
Population:	9,585	78,188	182,951
Households:	4,131	33,123	79,267
Median Age:	40	35.2	38.6
Average HH Income:	\$64,043	\$51,298	\$59,265
Traffic Count:	15,710 S. Main St. @ W. Catawba Ave.		

LOWER LEVEL

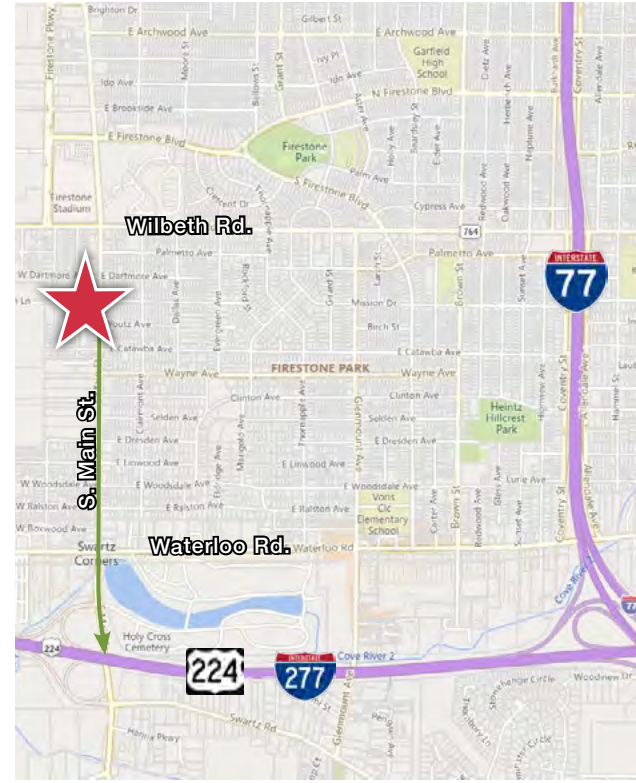
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**Property lines and measurements are approximate*

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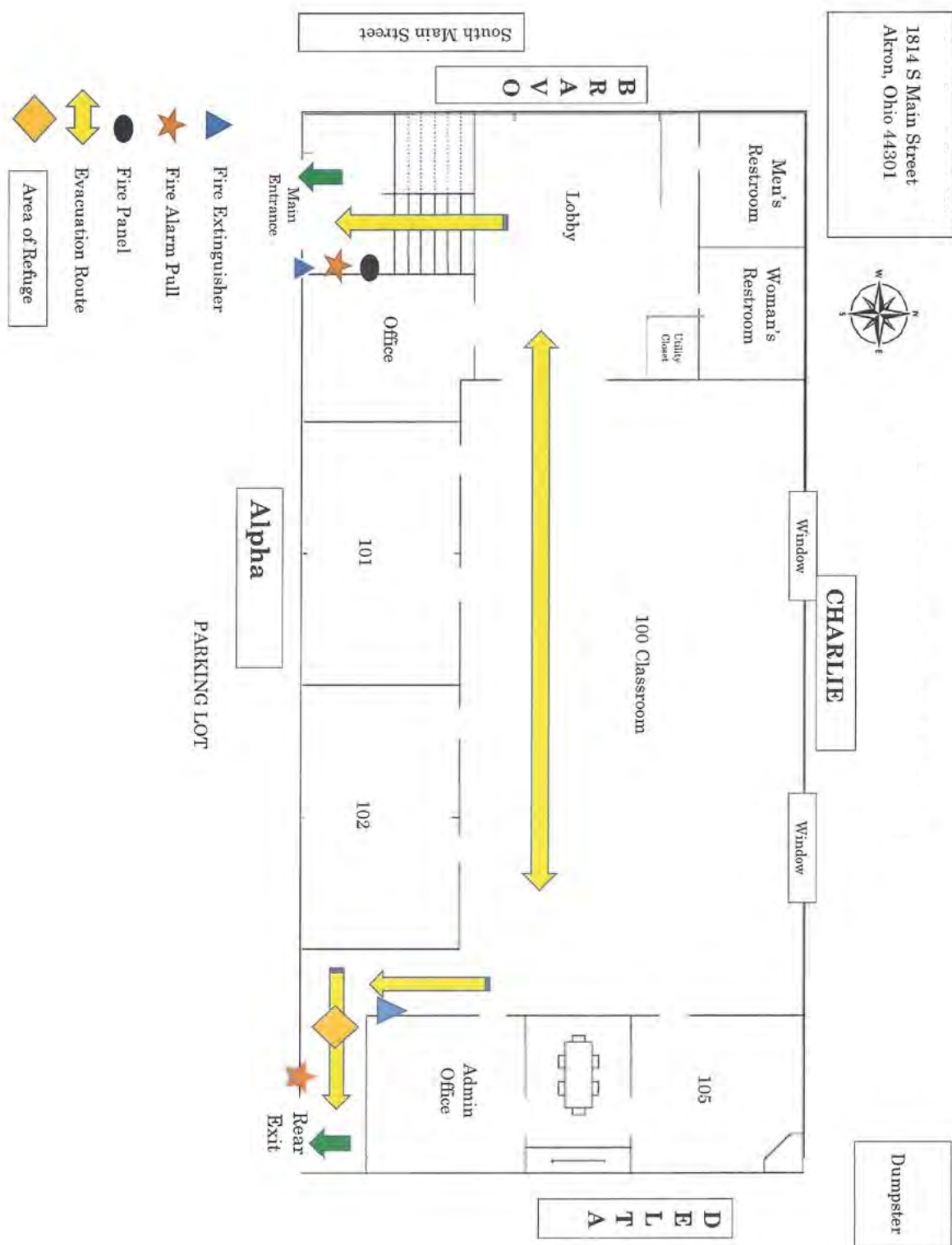
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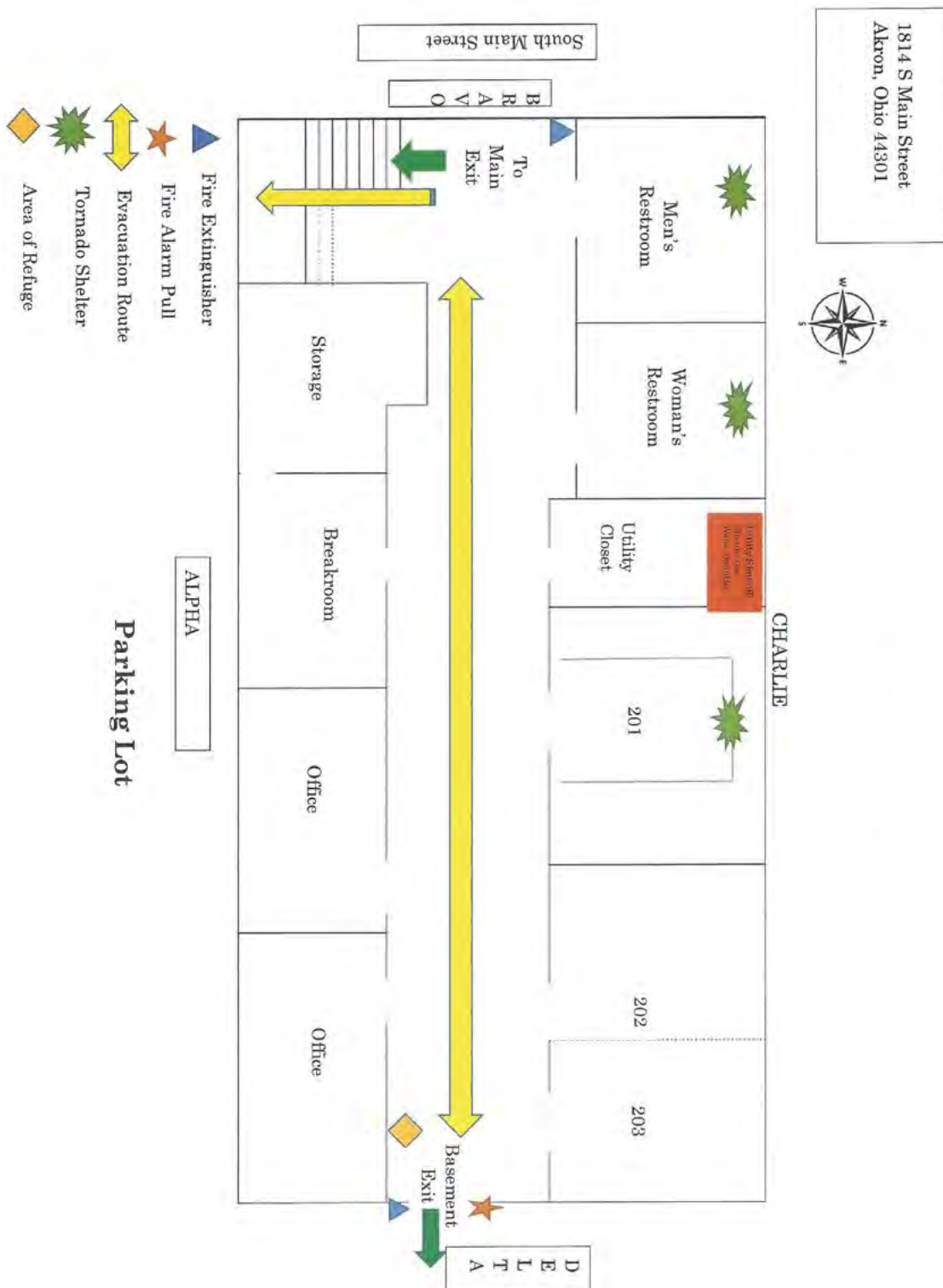
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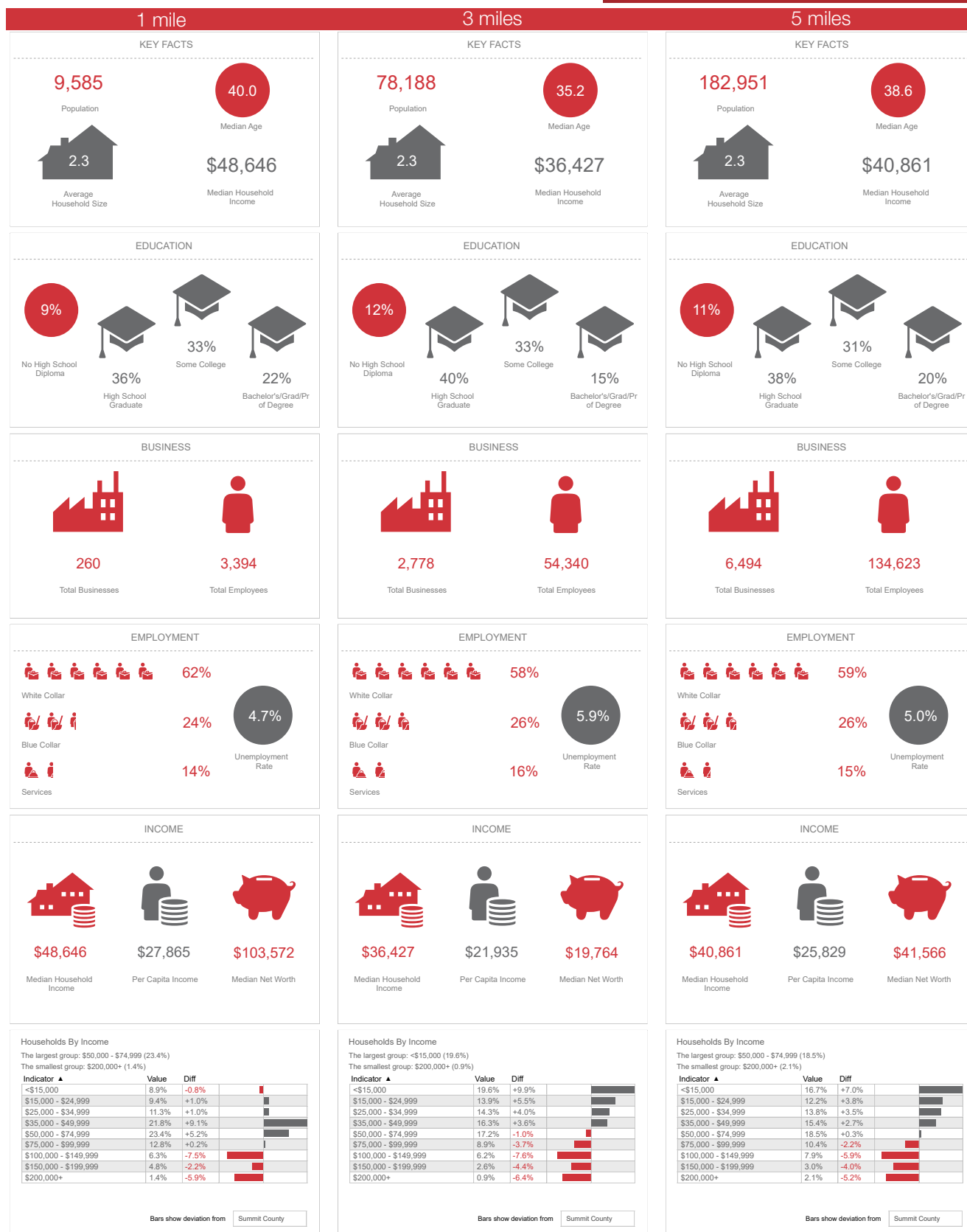
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PRICING DETAILS

SALE PRICE:	\$395,000
SALE PRICE / FOOT:	\$61.00 PSF
TAXES:	\$9,596.86 (2021)
LEASE PRICE:	\$9.00 PSF
LEASE TYPE / TERM:	Modified Gross / 3-5 years

PROPERTY DETAILS

PROPERTY TYPE:	Office
AVAILABLE SPACE:	6,480 SF
YEAR BUILT / RENOVATED:	1975 / 2019
ZONING:	U-4 Commercial
BUILDING CONSTRUCTION:	Masonry
TOTAL ACRES:	0.83
# OF STORIES:	2
FRONTAGE / DEPTH:	170.71 ft / 211.58 ft
RESTROOMS:	4
PARKING:	30 Spaces
BUS AVAILABLE:	Yes
HVAC:	100% Air-Conditioned
HEAT:	Gas F/A
GAS:	Dominion East Ohio
ELECTRIC:	First Energy
PHONE:	AT&T
INTERCHANGE / DISTANCE:	I-76/I-277 / 0.5 Mile

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