

Office / Condo **FOR SALE**

*"City of Green"*

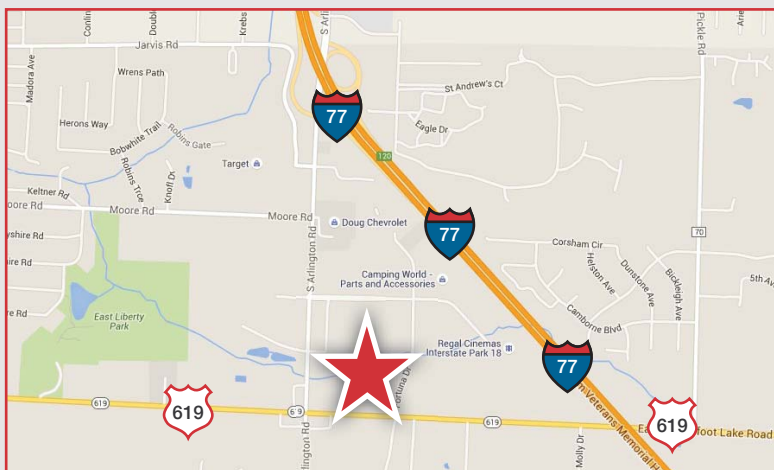
919-D E. Turkeyfoot Lake Rd  
Akron, OH 44319



**OWNER MOTIVATED - WANTS SOLD**

## Property Features

- **Available SF:** 1,561
- **Sale Price:** \$142,000
- **Price Per SF:** \$91.00
- **Taxes:** \$3,628.98 Per Year
- **Located:** Just East of Arlington Road
- **Zoning:** B-1, General Business
- **Year Built / Renovated:** 1999 / 2015
- **Building Condition:** Excellent
- **Sub-Market:** City of Green
- **Interchange / Distance:** I-77 (Less than 1 mile)



## Property Note

**"Seller looking to sell before end of year."** Very nice office/condo for sale in *"The City of Green"*, 1,561 SF recently updated. Close to I-77/Arlington Rd, near all amenities. Contact Bob or Scott Raskow for details.



*Rear Parking Area*

Demographics	1 Mile	3 Miles	5 Miles
Population:	3,220	27,626	85,230
Households:	1,176	11,337	34,979
Median Age:	41.8	44.9	42.7
Average HH Income:	\$82,995	\$77,546	\$67,869
Traffic Count:	1,610 (E Turkeyfoot Lake Rd. @ Fortuna Dr.)		
	90,580 (I-77 @ E Turkeyfoot Lake Rd.)		

## FOR MORE INFORMATION:

**Bob Raskow, SIOR**

330 535 2661 x 127  
braskow@naicummins.com

**Scott Raskow**

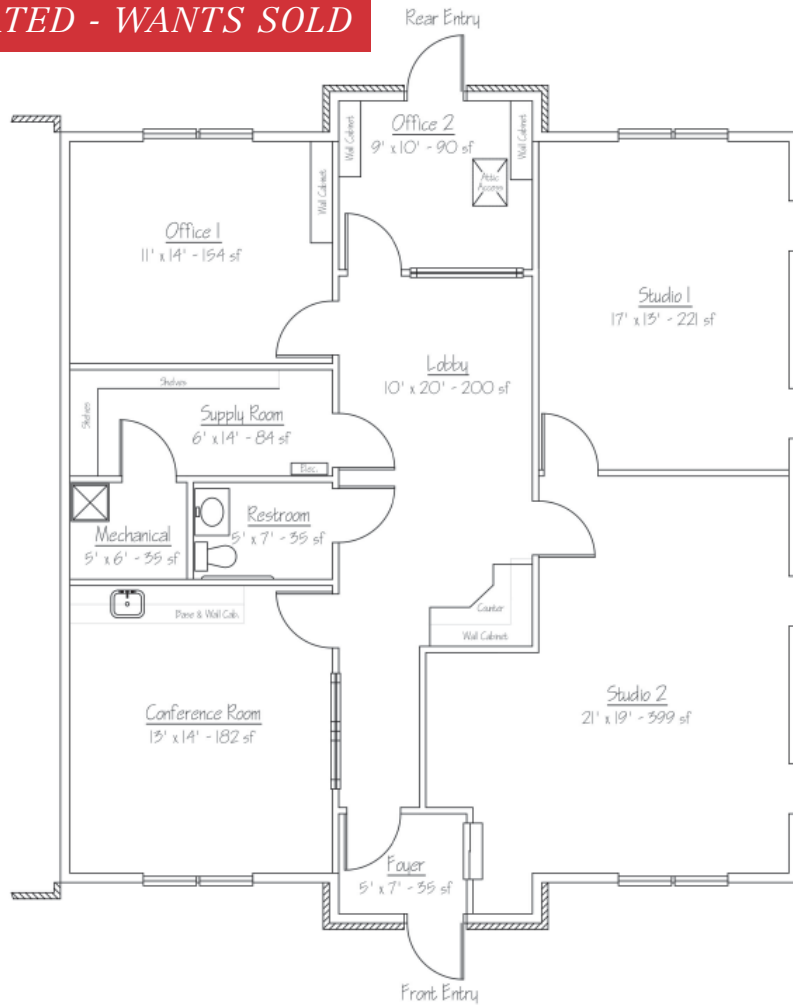
330 535 2661 x 146  
sraskow@naicummins.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE OR LEASE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

789 White Pond Drive • Suite C  
Akron, Ohio 44320  
330 535 2661  
[naicummins.com](http://naicummins.com)

FLOOR PLAN

**OWNER MOTIVATED - WANTS SOLD**



*Back Side Entrance Area*

**FOR MORE INFORMATION:**

**Bob Raskow, SIOR**

330 535 2661 x 127  
braskow@naicummins.com

**Scott Raskow**

330 535 2661 x 146  
sraskow@naicummins.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE OR LEASE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

789 White Pond Drive • Suite C  
Akron, Ohio 44320  
330 535 2661  
[naicummins.com](http://naicummins.com)

Office / Condo **FOR SALE**

*"City of Green"*

919-D E. Turkeyfoot Lake Rd  
Akron, OH 44319



**FOR MORE INFORMATION:**

**Bob Raskow, SIOR**

330 535 2661 x 127  
braskow@naicummins.com

**Scott Raskow**

330 535 2661 x 146  
sraskow@naicummins.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE OR LEASE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

789 White Pond Drive • Suite C  
Akron, Ohio 44320  
330 535 2661  
[naicummins.com](http://naicummins.com)

# Office For Sale

## 919-D (Condo Unit) in The City of Green

919-D E Turkeyfoot Lake Rd, Akron, OH 44319 - Summit County

*Just East of Arlington Road*

### Property Details

SF - OFFICE:	1,561
PROPERTY SUB-TYPE:	Office Condo
SUB-MARKET:	City of Green
INTERCHANGE:	I-77
DISTANCE:	Less than a Mile
ZONING:	B-1 - General Business
YEAR BUILT / RENOVATED:	1999 / 2015
RESTROOMS:	1
YEAR BUILT/RENOVATED:	1999 / 2015
BUILDING CONDITION:	Excellent
PARKING:	Common

### Sale Price

SALE PRICE:	\$142,000.00
PRICE PER SF:	\$91.00
TAXES:	\$3,628.98 / Per Year
CONDO FEE:	\$200.00 / Per Month

### Utility Details

GAS:	Dominion East Ohio Gas
WATER:	Aqua Ohio
SEWER:	County
ELECTRIC:	First Energy
HVAC:	100%
HEAT:	Gas / Forced Air
ELECTRIC POWER:	100 Amps, 120v, 1 Phase

### Notes:

**Owner VERY motivated. Wants sold before January 1, 2018.** Very nice office/condo for sale in "The City of Green", 1,561 SF recently updated. Close to I-77/Arlington Rd, near all amenities. **All reasonable offers will be considered.** Contact Bob or Scott Raskow for details.

### Contact:

Bob Raskow SIOR, [braskow@naicummins.com](mailto:braskow@naicummins.com)  
Scott Raskow, [sraskow@naicummins.com](mailto:sraskow@naicummins.com)

