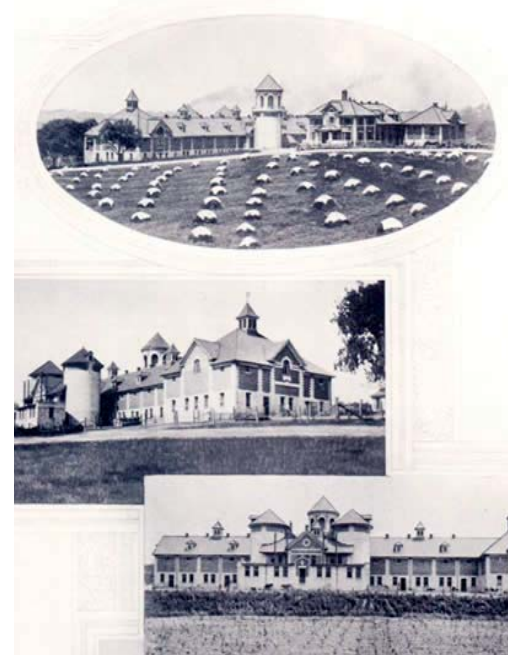


115 3rd Street SE

Barberton, OH - Summit County 44203

For Sale/Lease
Office



For more information:

Bob Raskow, SIOR

+1 330 535 2661 x 127

braskow@naicummins.com

Scott Raskow

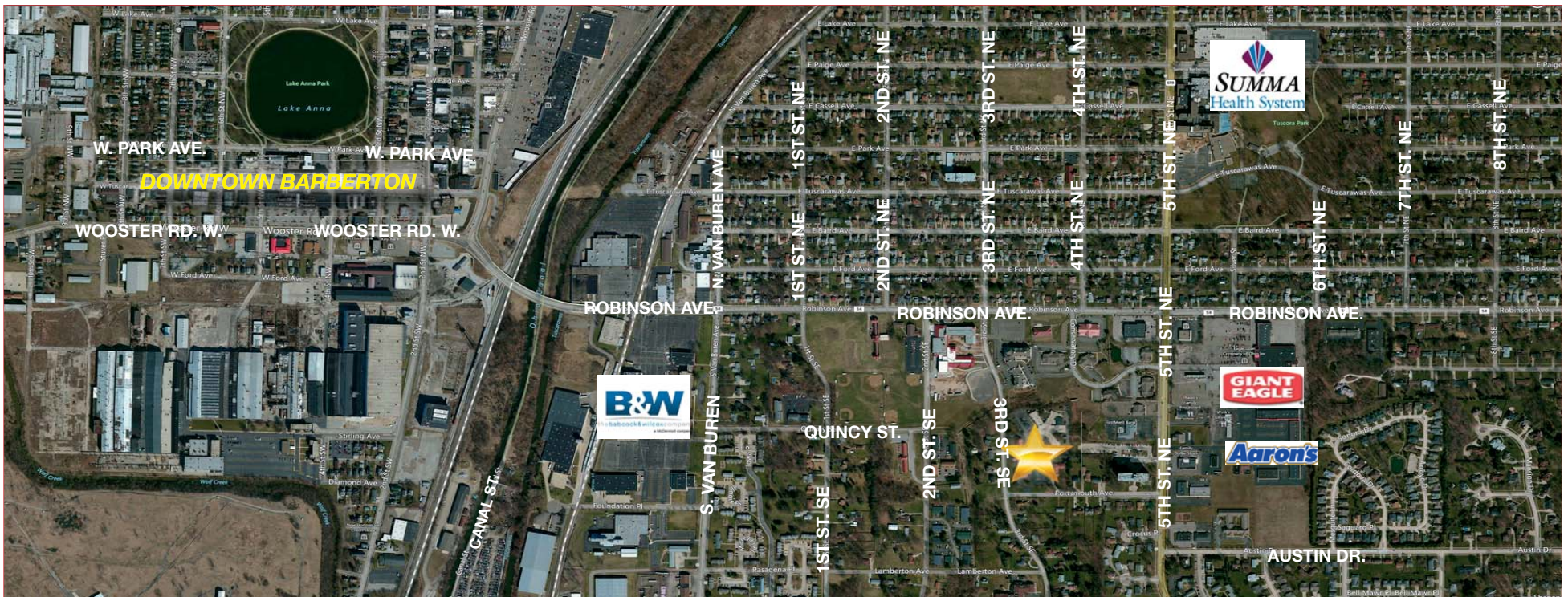
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Akron, Ohio 44320
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Property Details

- Sale Price: \$1,495,000
- Lease Price: Main Floor- \$9.00
Lower Level- \$7.00
- Lease Type: Modified Net
- Available SF: 29,000 +/-

Property Note

- For Sale, Lease... Ownership open to a Sale/Leaseback for portion of building, subject to negotiations. Historical Barberton is reborn in this renovated "O.C Barber Estate" structure (on Historic Register). 29,000 +/- sq. ft. of office on 3 levels. Many unique original components remain in this beautifully adapted H.Q. facility. Stunning silo main entrance, exposed barn beams, silo conference room, cafeteria with patio, multiple offices and conference rooms, restrooms per floor, newer HVAC, paved parking for over 50 cars. Historically low operational costs. Has small warehouse/storage area with grade level access. Contact Bob Raskow, SIOR, or Scott Raskow for private tour.

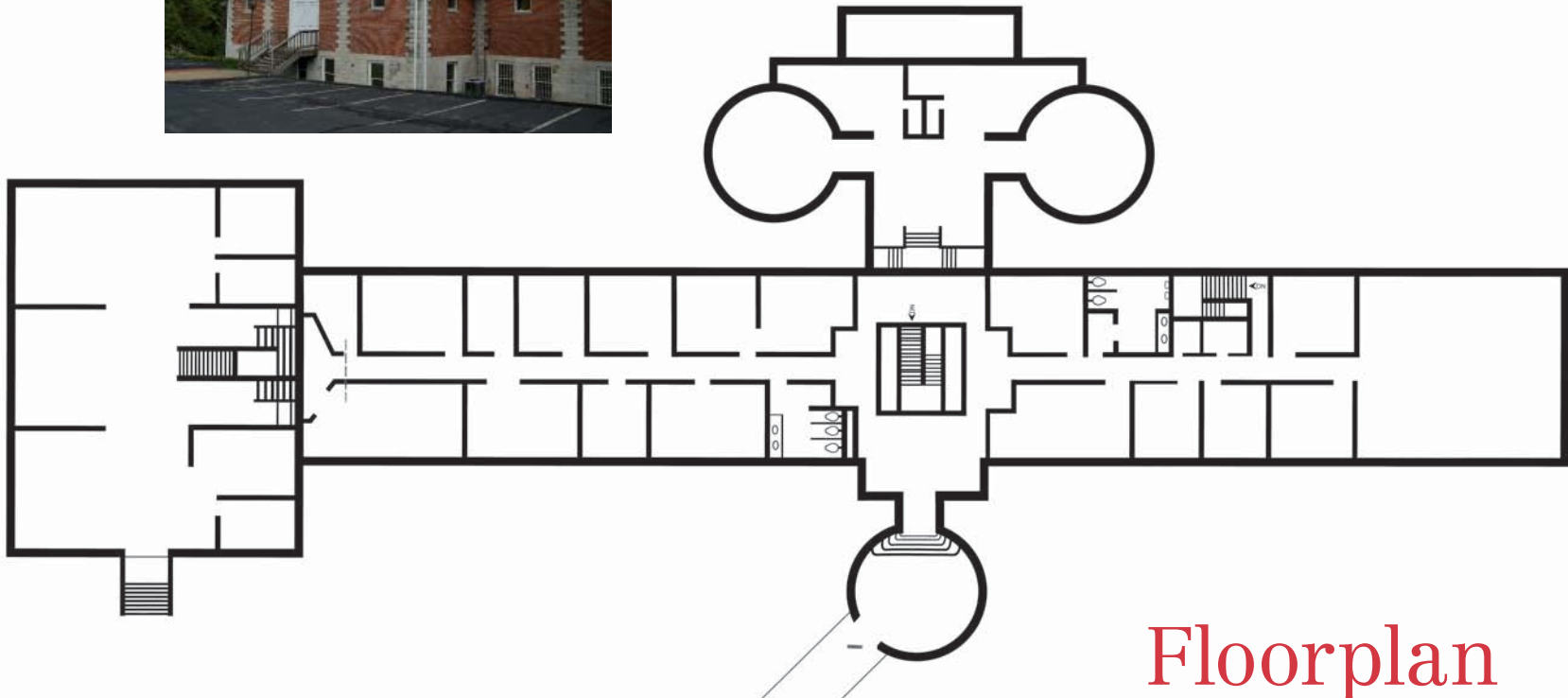
Demographics	Three (3) Mile	Five (5) Miles	Ten (10) Miles
Population:	44,795	105,547	400,626
Households:	18,698	43,986	164,957
Median Age:	41.1	40.9	39.7
Average H.H. Income:	\$44,886	\$49,146	\$56,440

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Floorplan 1st Floor

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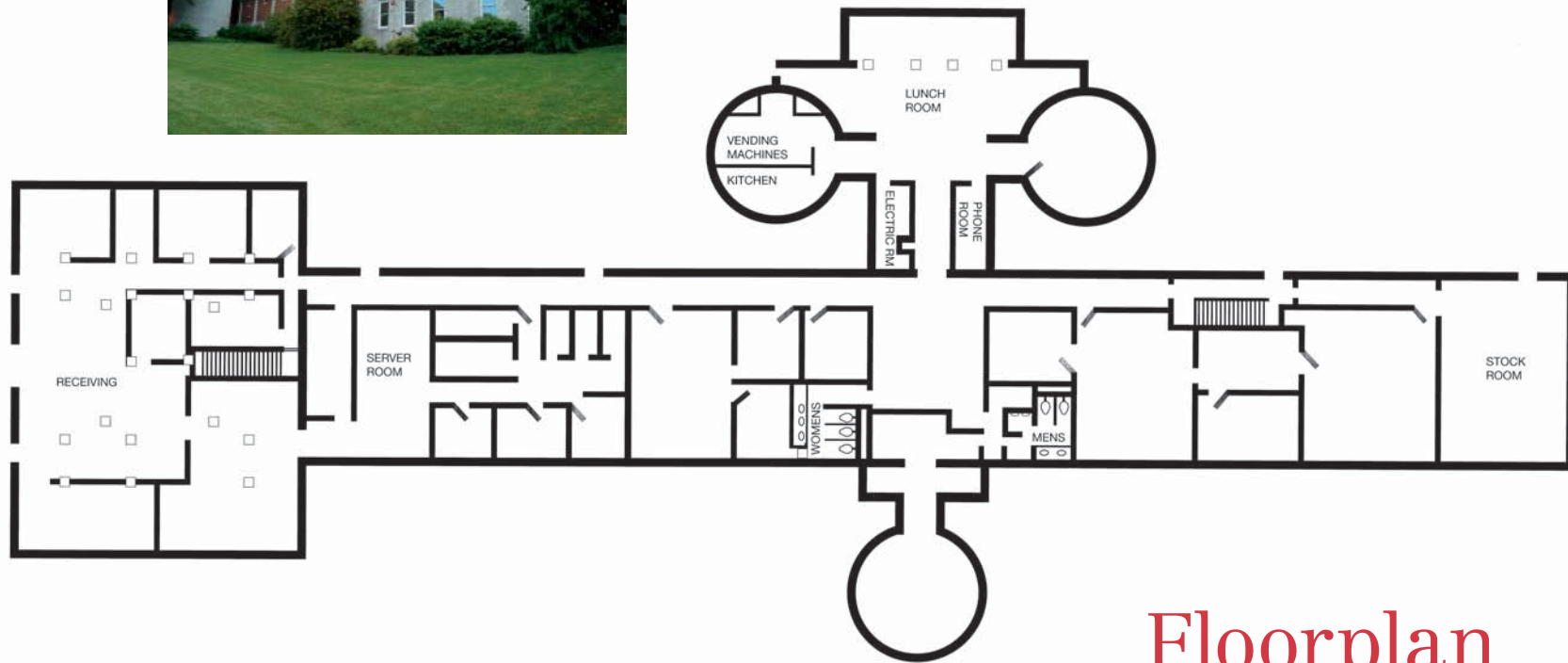
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Floorplan Lower Level

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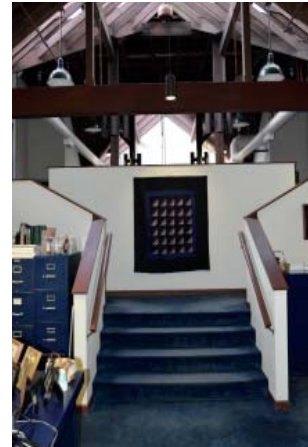
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Office For Sale/Lease

115 3rd St. SE, Barberton, OH 44203 - Summit County

Near Robinson Ave./ 5th St. Intersection.

Property Details

SF - AVAILABLE:	29,000 +/-
ACRES:	2.15
ZONING:	O-2 - Office Center
YEAR BUILT / RENOV.:	1909 / 1986
CONSTRUCTION:	Masonry
RESTROOMS:	4
PARKING:	50+

Sale Price

SALE PRICE:	\$1,495,000
TAXES:	\$31,158.82 (2013)

Lease Details

LEASE RATE:	\$7.00 - \$9.00
LEASE TYPE:	Mod. Net
UTILITIES:	Tenant
TAXES:	Tenant
INSURANCE:	Shared
JANITOR:	Tenant
INTERCHANGE:	224/76
DISTANCE:	3 miles
BUS AVAILABLE:	Yes

Notes:

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