

PRIME HIGHWAY LOCATION / FULLY FENCED AND GATED



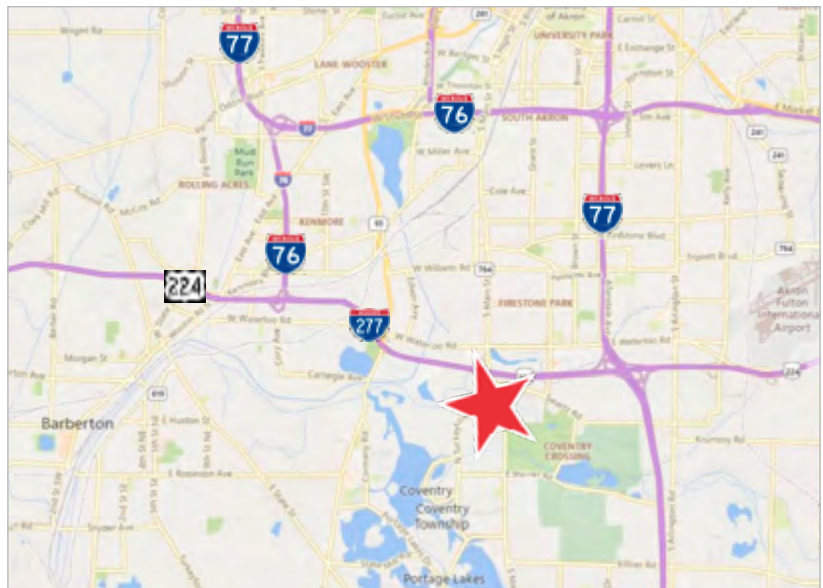
2400 S. Main St.
Akron, OH 44319



**SUMMIT
COUNTY**

Property Details

- Sale Price: \$440,000
- Lease Rate: \$4,000/month
 - Plus RE taxes, utilities, snow/lawn, interior maintenance
- Total Space: +/- 4,100 SF
 - Warehouse: 2,400 SF; 1,700 SF
- Acres: 1.31
- Year Built: 1972/1977
- Ceiling Height: 12'
- Drive-in Doors: (1) 8'x8'
- Docks: (2) Exterior platform
- Parking: 75+ spaces
- Power: 200 A / 120/240 V / 1 Phase
- Zoning: B-2 Business
- Location: 0.25 mile from I-277/224
- Former AmeriGas facility



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2400 S. Main St.
Akron, OH 44319

FOR SALE
OR LEASE

Property Notes

Opportunity to Lease or Purchase! Fully fenced/gated site located at the corner of South Main Street and North Turkeyfoot Road. Just 1/4 mile south of the I-277/224 S. Main street interchange. This property is ideal for contractor yard, sales and service, use. Zoned B-2 Business / Coventry Township. Contact Bob or Scott Raskow for more details.

Demographics	1 Mile	3 Miles	5 Miles
Population:	4,369	64,394	155,809
Households:	2,163	27,800	67,613
Median Age:	43.4	39.6	38.9
Average HH Income:	\$79,571	\$77,222	\$73,536
Traffic Count:	19,233 VPD on South Main Street		



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FOR SALE
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SALE PRICE:	\$440,000
LEASE RATE:	\$4,000 per month (plus utilities, RE taxes, lawn/snow, interior maintenance)
PROPERTY TYPE:	Industrial / Flex
WAREHOUSE AREA:	+/- 4,100 SF
ACRES:	1.31 +/-
REAL ESTATE TAXES:	\$7,489.48 (2022)
CEILING HEIGHT:	12'
YEAR BUILT:	1972/1977
DOCKS:	(2) Exterior platform
DRIVE-IN DOORS:	(1) 8' x 8'
ZONING:	B-2 General Business
HEAT:	Propane gas
POWER:	200 A / 120/240 V / 1 Phase
LOCATION:	Corner of S. Main St. and N. Turkeyfoot Rd. 0.25 mile from I-277/224
COMMENTS:	Opportunity to Lease or Purchase! Fully fenced/gated site located at the corner of South Main Street and North Turkeyfoot Road. Just 1/4 mile south of the I-277/224 S. Main street Interchange. This property is ideal for contractor yard, sales and service, use. Zoned B-2 Business / Coventry Township. Contact Bob or Scott Raskow for more details.

For more information:

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