

OFFICE/RETAIL FOR SALE

4183 Wyoga Lake Road, Cuyahoga Falls, OH 44224

PRICE REDUCED!

OVERVIEW

10,075 SF Building zoned for Retail/Office use, consists of 2 units; 6,500 SF former gym and remaining 3,500 SF is in shell condition. Convenient location on Wyoga Lake Road, close to State Route 8.

HIGHLIGHTS

- Year Built: 2008
- Parcel #: 35-00296
- Excellent Building Condition
- Construction: Masonry
- Sewer: City
- Water: City
- 0.8 Miles from SR-8

Demographics:	1 Mile	3 Mile	5 Mile
Population:	3,390	39,813	113,480
Households:	1,690	16,930	49,593
Median Age:	33.8	42.1	40.5
Avg HH Income:	\$68,214	\$76,628	\$72,925
Traffic Count:	5,670 (Wyoga Lake Rd. @ E. Steels Corners Rd).		

**Sale Price:**

\$519,000
(\$51.51 PSF)

**Available SF:**

10,075 SF

**Building Size:**

10,075 SF

**Lot Size:**

0.92 Acres

**Zoning:**

MU-3 - Retail/Office

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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