



TWINSBURG OFFICE CONDO FOR SALE

2305 E Aurora Road, Unit A-1, Twinsburg, OH 44087

NEW PRICE REDUCTION!



OVERVIEW

- 100% Office Condo in Prestigious Development Off of E. Aurora Road
- Currently Occupied by Attorney-Owners and Available Within 60-90 Days of Acceptable Offer
- Conveniently Located Near Interstate, Restaurants and Commerce
- Generous Mix of Open Space and Private Offices with Various Large and Small Conference Areas
- Plenty of Parking
- Kitchen, 4 Rest Rooms and Shower
- New HVAC Unit Added 2022
- Built 1993
- Real Estate Taxes \$8,000.00 Annual
- Condo Fees \$359.25 Monthly
- Price Reduced to Encourage Conversion From Office to Flex Uses



Sale Price:

~~\$375,000 (\$79.70 PSF)~~
\$329,000 (\$70.00 PSF)



Building Size:

4,705 SF



Zoning:

Office/Flex

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.

David Kaplan, SIOR

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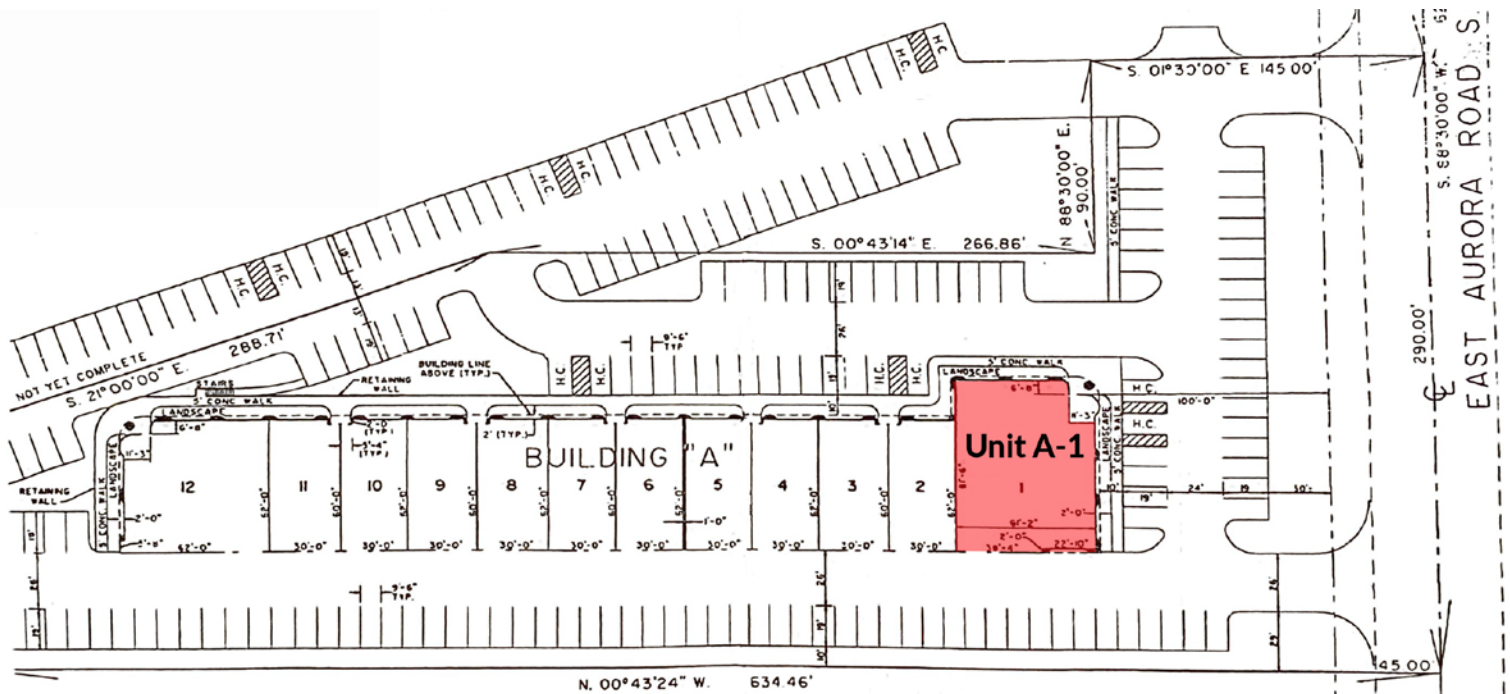
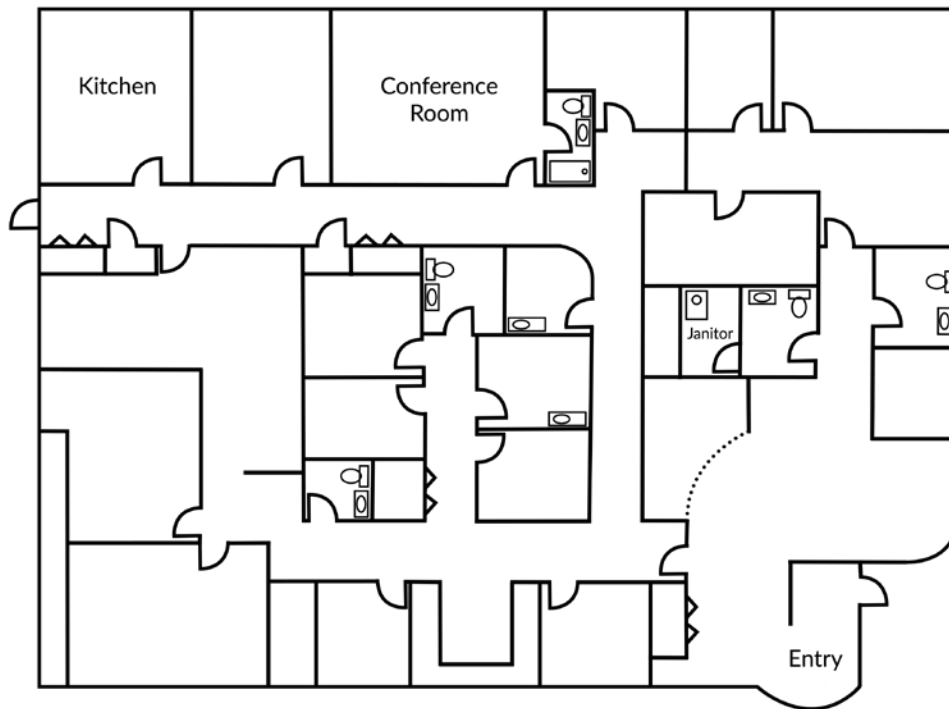
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DEMOGRAPHICS



34,913
Population



42.6

Median Age



Average
Household Size

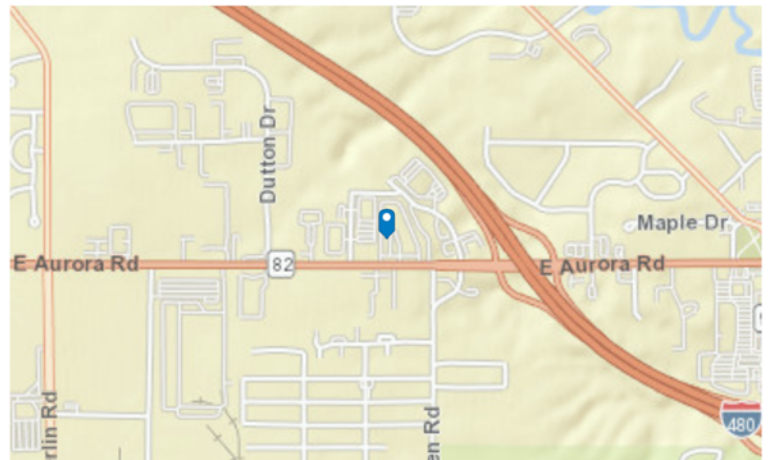


\$90,429

Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Wilcox Dr	4,340	0.2
E Aurora Rd	5,430	0.2
	3,758	0.3
	5,666	0.4
Aurora Rd	3,337	0.4



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