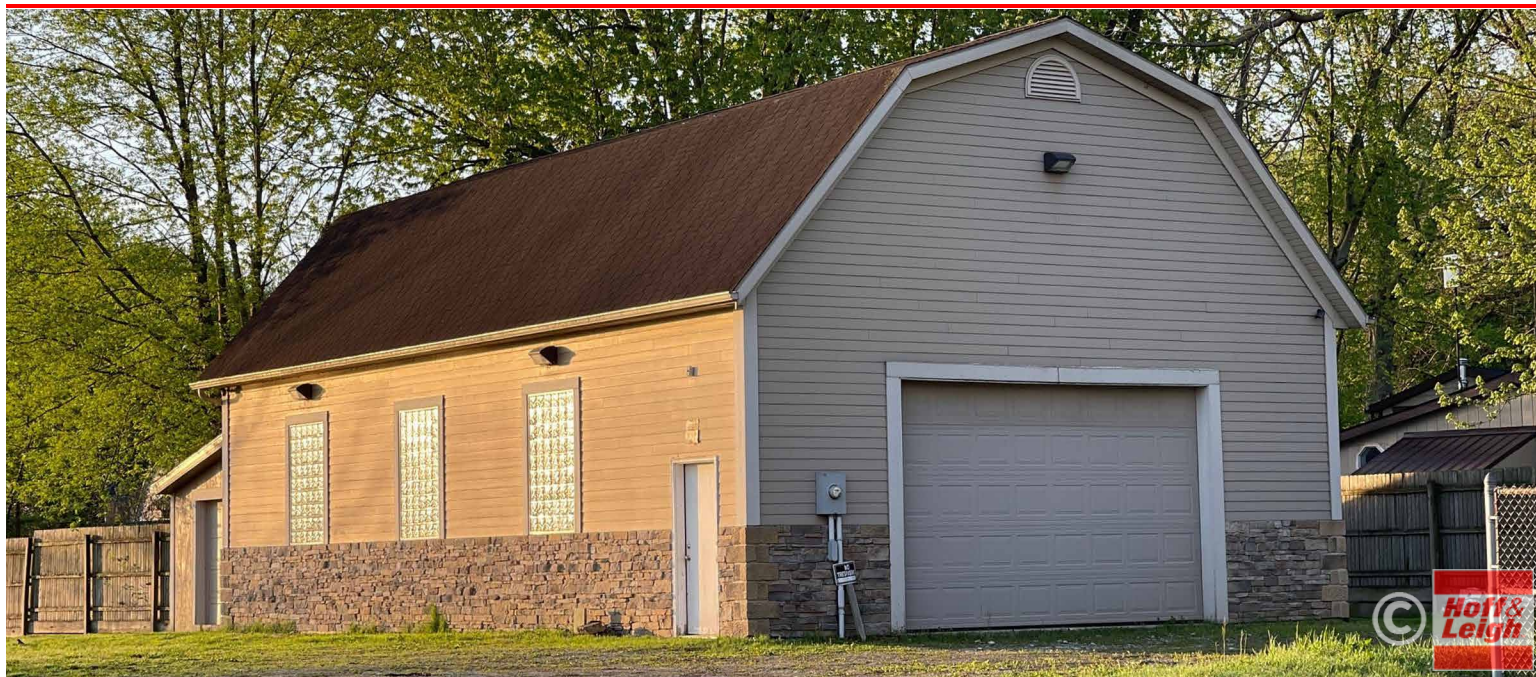


# WORKSHOP FOR SALE WITH LAKE VIEW

2887 Manchester Road, Akron, OH 44319



## OVERVIEW

1,500 SF (30' x 50') attractive, well-built shop with lake views on Manchester Rd. Shop contains high ceilings, a 10' x 15' overhead door, 7' x 7' garage door, cement siding, built on 6" of concrete. Adjoining vacant land of approximately 1.13 acres also available for sale for \$450,000 to total just under 2.0 acres of land.

## HIGHLIGHTS

- Parcel #1910354
- Seller Will Parcel Off Approximately 0.83 Acres Before Closing
- Up to 1.95 Acres of Available With Adjoining Vacant Land
- B3 General/Regional District Zoning Allows for Several Permitted Uses
- Excellent Highway Access
- Seller to Survey and Parcel for Buyer



**Sale Price:**

\$350,000



**Available Space:**

1,500 SF



**Lot Size:**

0.83 Acres



**Zoning:**

B-3

General / Regional Business District

## 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.

**Jennifer Fernandez, SIOR, CCIM**

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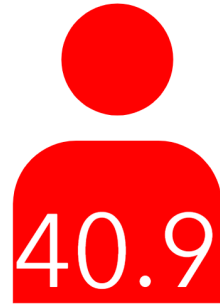
[jfernandez@hoffleigh.com](mailto:jfernandez@hoffleigh.com)

2887 Manchester Rd, Akron, Ohio, 44319

## DEMOGRAPHICS



66,488  
Population



40.9  
Median Age



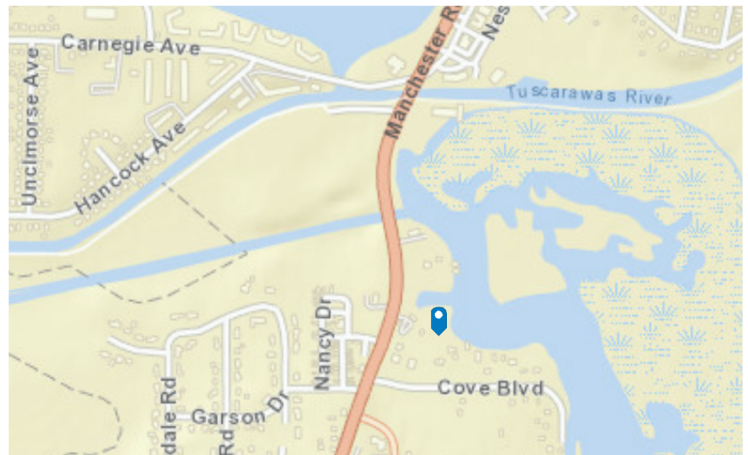
2.3  
Average  
Household Size



\$42,919  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Carnegie Ave	19,910	0.2
Manchester Rd	8,279	0.3
Nola Ave	21,243	0.4
Carnegie Ave	25,110	0.4
Van Devere Ln	4,745	0.5



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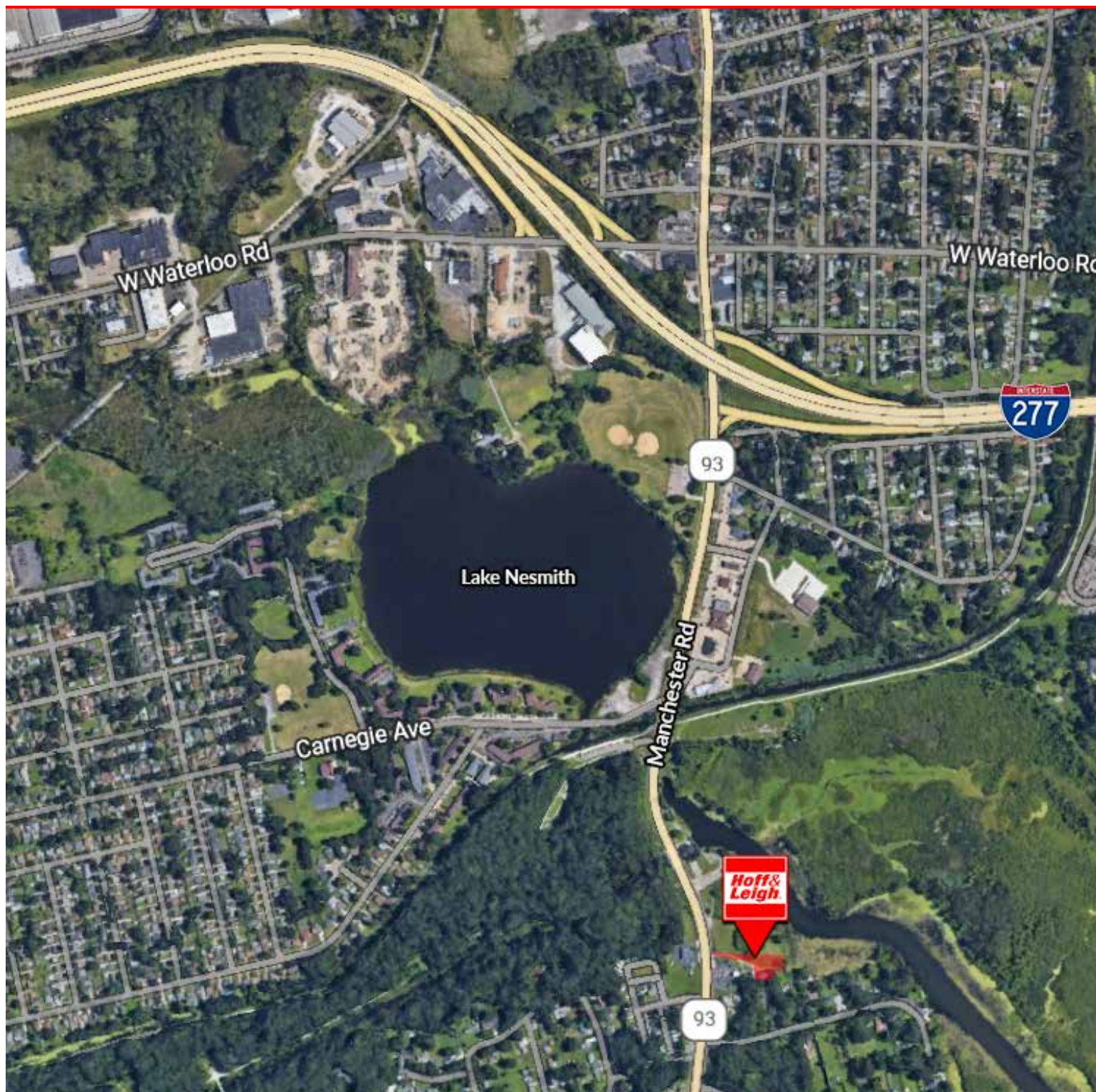
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