

Investment Property for Sale

335 E CUYAHOGA FALLS AVENUE, AKRON, OH 44310

PRICE REDUCED!



Overview

Fully-occupied investment property for sale in Akron, OH. This mixed-use property is home to a martial arts dojo and a tattoo parlor. Both tenants are in excellent standing (10+ years) and the property will transfer with freshly executed 5-year lease agreements (2024). Many upgrades completed in the past year, including but not limited to, a new roof, 4 new furnaces, and LED lighting. The property is made up of two parcels on this corner lot. Financials available upon request. Please call TJ Hollin at 330-618-8045 with any questions.

Highlights

- Fully Occupied Investment Property
- Well-Maintained
- Plenty of Parking
- Corner Lot
- Brand New Roof
- All 4 Furnaces Replaced
- New Drain Line
- New LED Parking Lights
- New Bathroom Floorings

Property Details



Sales Price

\$349,000
\$299,000



Building Size

10,748 SF



Lot Size

0.6 Acres



Zoning

U-3 Retail Business

Rev: March 1, 2024

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.

TJ Hollin

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DEMOGRAPHICS



101,080
Population



37.6
Median Age



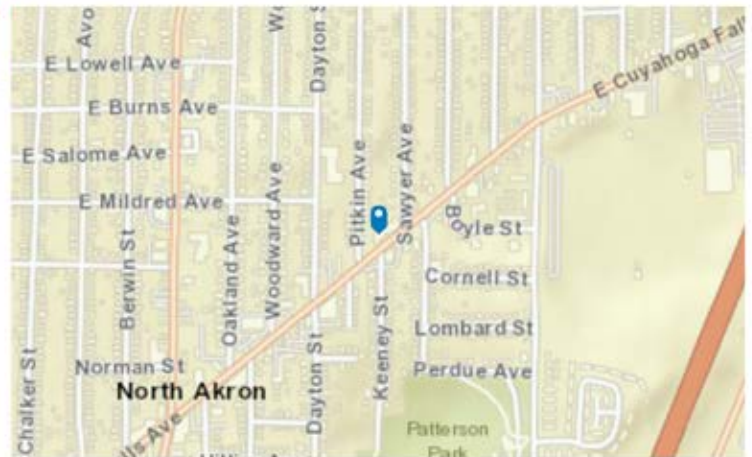
2.2
Average
Household Size



\$44,239
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Woodrow Ct	10,852	0.1
Boyle St	11,680	0.1
Woodward Ave	608	0.2
Helen Ave	1,887	0.2
Boyle St	2,360	0.2

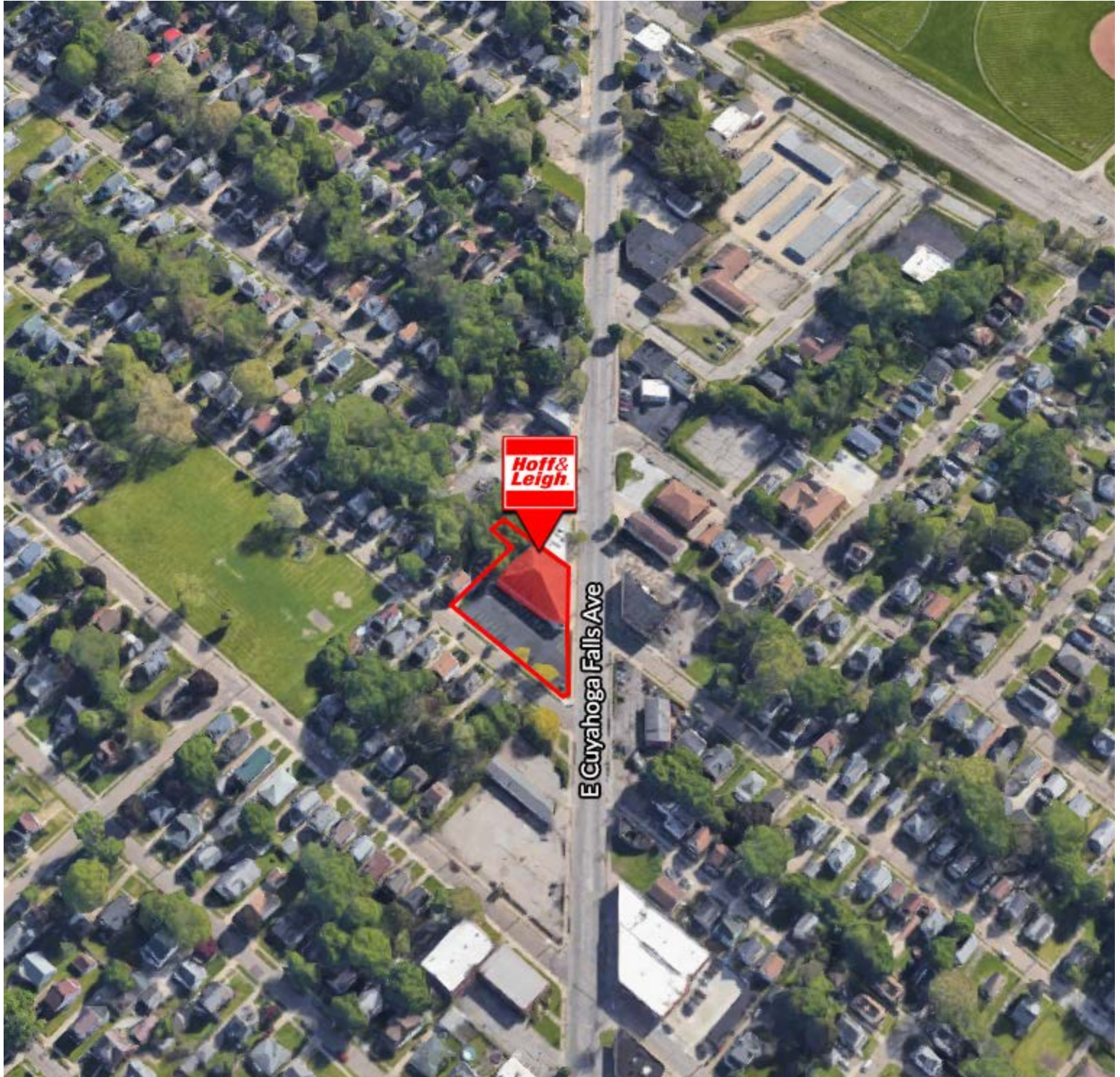


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