

Mixed Use Investment For Sale

203 & 205 S MAIN STREET, AKRON, OH 44308

PRICE REDUCTION!



Overview

This phenomenal investment property for the investor that is looking to own a property in the heart of Downtown Akron, directly across from the recently renovated, Lock 3 Park. Lock 3 offers year round activities such as concerts, ice skating, fireworks and more.

The first floor of 205 S. Main Street was previously the home of Baxter's Bar, but now has been occupied by Bar Phoenix, which specializes in bold craft cocktails. Bar Phoenix offers a jazz influence lounge for live music and offers private events too.

The second floor of the building is currently utilized as storage, but it could potentially be used for office or apartment use. The third floor is a beautiful spacious 2 bedroom apartment with living room, full kitchen and two bathrooms. It is currently under lease. 205 S. Main has a small garage that is currently use by the apartment tenant and is situated next to the parking garage for quick and easy access.

203 S. Main St. is connected to 205 S. Main St. and contains the iconic Peanut Shoppe, which takes you back in time with it's nostalgic décor.

The Peanut Shoppe and Bar Phoenix have both signed long term leases.

Please contact Tom Franjesh or Jennifer Fernandez for financial information.

Highlights

- Excellent Location Across From Lock 3 Park
- Surrounded by Downtown Akron Amenities
- Gorgeous Apartment on Top Floor and More

Property Details



Sales Price
\$925,000 **\$825,000**



Lot Size
0.14 Acres



Building Size
8,460 SF

Rev: July 23, 2026

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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Jennifer Fernandez, SIOR, CCIM

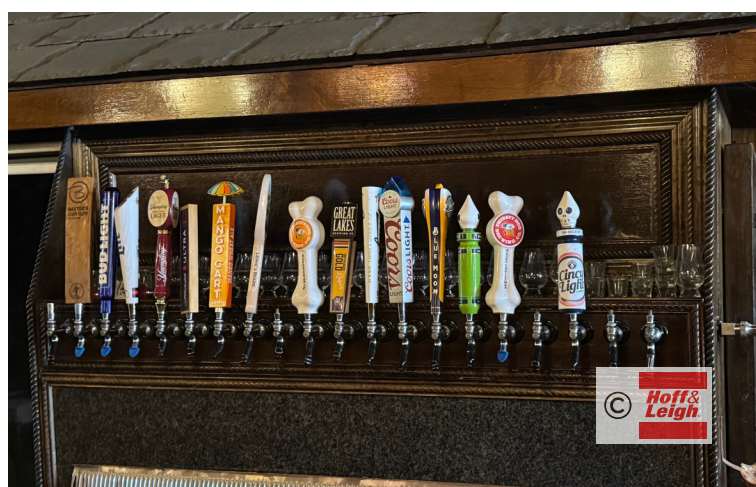
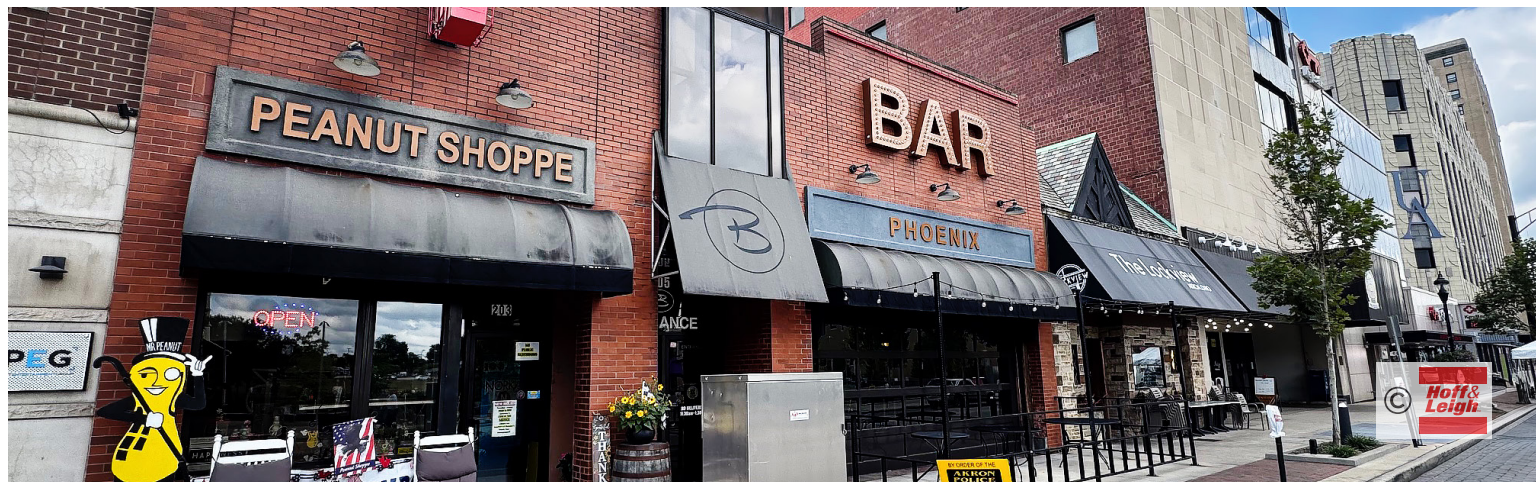
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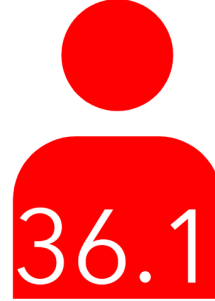
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DEMOGRAPHICS



111,085
Population



36.1
Median Age



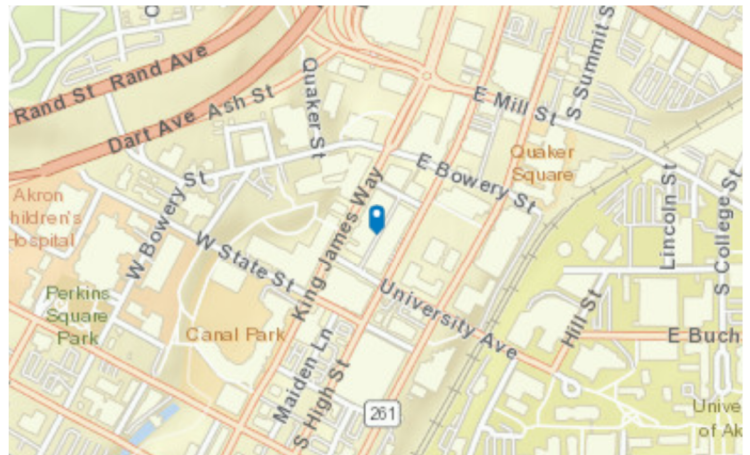
2.3
Average
Household Size



\$36,074
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Church St	7,950	0.0
University Ave	6,752	0.0
Church St	6,090	0.0
Maiden Ln	1,735	0.0
Maiden Ln	1,923	0.1



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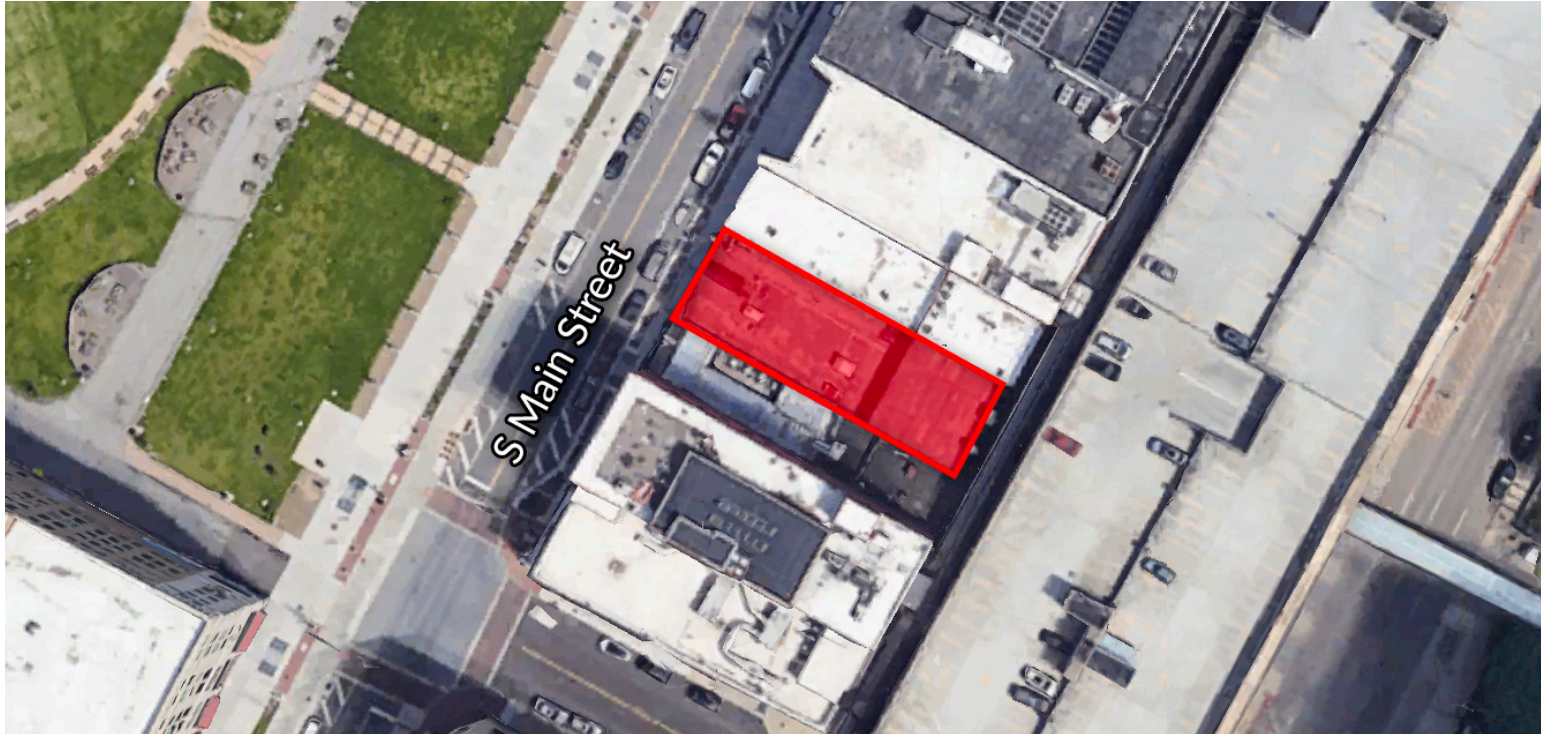
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