

PRICE REDUCED!



LEGACY VILLAGE AT TREESIDE
606 - 630 TREESIDE DRIVE, AKRON, OH 44313

OFFERING MEMORANDUM

**Hoff &
Leigh**

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LEGACY VILLAGE AT TREESIDE

606 - 630 TREESIDE DRIVE, AKRON, OH 44313

**20 FULLY LEASED
TOWNHOUSE / APARTMENT COMPLEX**



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ONE OF THE FASTEST GROWING
METROPOLITAN AREAS IN THE
UNITED STATES.



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EXECUTIVE SUMMARY

Legacy Village at Treeside

OFFERING OVERVIEW & HIGHLIGHTS

LEGACY VILLAGE AT TREESIDE

606 - 630 TREESIDE DRIVE, AKRON, OH 44313

REDUCED OFFERING PRICE

~~\$1,750,000~~
\$1,650,000

OCCUPANCY

100%

Listing Details

Offering Price: \$1,750,000
\$1,650,000

Occupancy: 100%

Number of Units: 20

Overview

RARE OPPORTUNITY to own 20 fully leased spacious apartment/townhouse style units. These upgraded units are 50% subsidized, in great condition and typically remain fully leased. Out of the 20 units, 12 are 3 bedroom units and 8 are 2 bedroom units. All units have garages.

Highlights

- Rare opportunity!
- Fully Leased Apartment/Townhouse Complex
- Major Renovations
- Spacious Units With Garages
- Located Near Sand Run Metro Park

PROPERTY DESCRIPTION



606 - 630 Treeside Drive, Akron, OH 44313

Legacy Village at Treeside consists of 20 fully leased units in 3 separate buildings. Two of the three buildings facing Treeside Drive are large three bedroom townhouse/style apartments with over 1,500 sq. ft. of living area each, plus a lower level with private 2 car garages that include washer/dryer hook-ups. These spacious units were built in 1962 and include one half bath on the 1st floor and one full and one half bath on the 2nd floor.

Sitting directly behind these units, is a ten unit garden style apartment building that was built in 1978. This building contains 8, two bedroom units and 2, three bedroom units and an on-site coin-operated laundry facility. All 10 have one full and one half baths and garages.

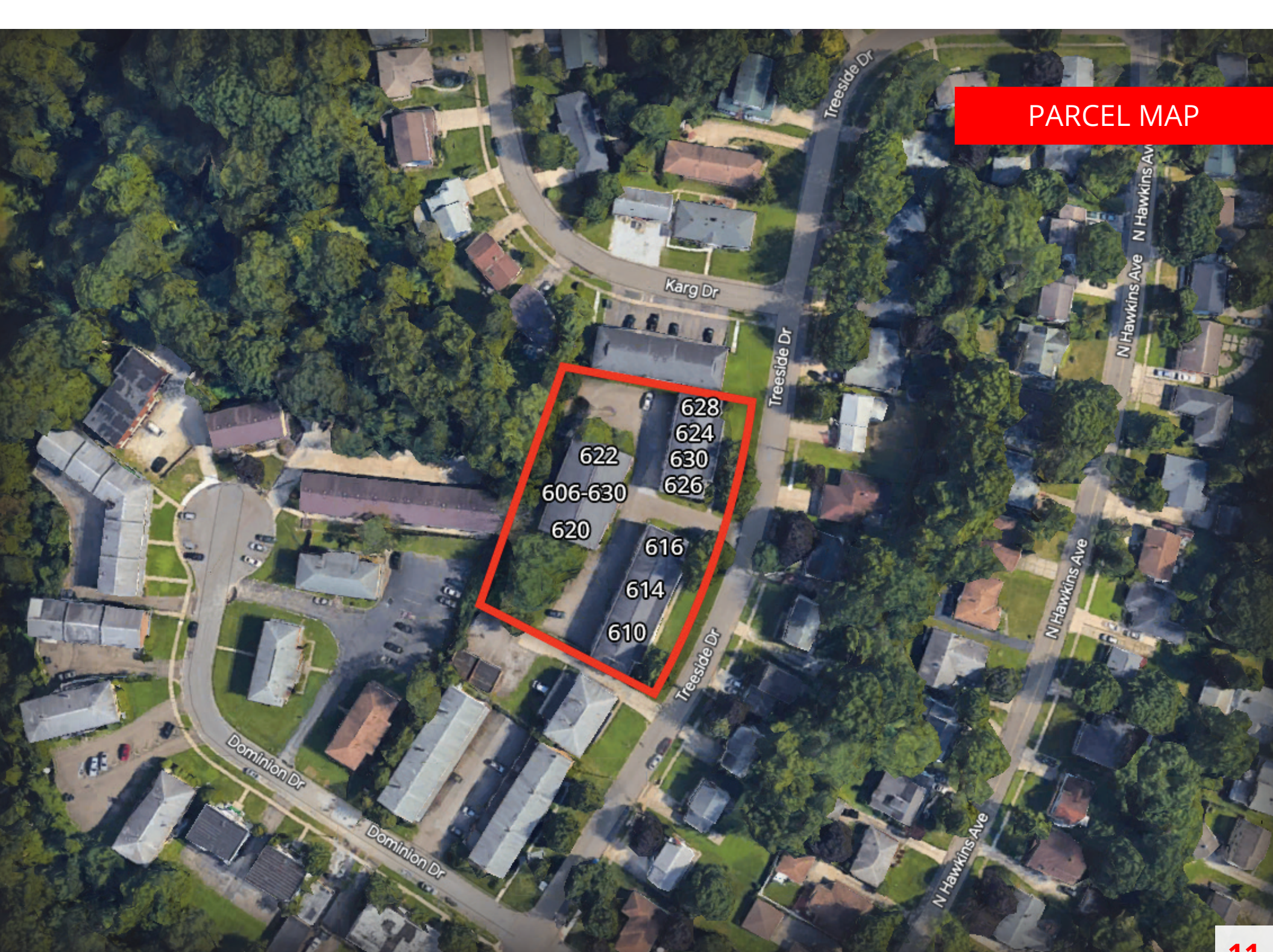
Renovations of these 20 units over the past few years consist of remodeled kitchens, bathrooms, new roof, gutters and almost all new windows.



606 - 630 TREESIDE DRIVE, AKRON, OH 44313



PARCEL MAP



RETAIL MAP

Summit Mall

Fairlawn

Fairlawn Country Club

Sand Run Metro Park

Northwest Akron

Wallhaven

Highland Square

North Hill

Cascade Valley

12



DEMOGRAPHIC OVERVIEW

Legacy Village at Treeside

DEMOGRAPHIC HIGHLIGHTS



74,500
Population



41.8
Median Age



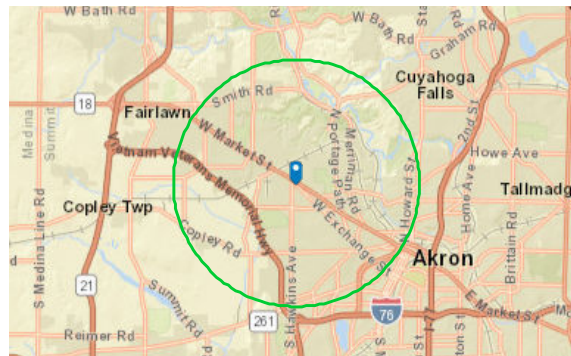
2.1
Average
Household Size



\$52,700
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Wallhaven Cir	15,360	0.1
Marion Ave	9,052	0.1
Avondale Dr	7,840	0.2
Alden Ave	9,114	0.2
Alton Dr	8,220	0.2





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