

Office and Residential in One for Sale!

631 W EXCHANGE STREET, AKRON, OHIO 44302

PRICE REDUCED!



Overview

Opportunity to live and/or work in this charming office building that is zoned Single Family Residential with a Conditional Use Permit for Office Use. The property consists of 2 floors currently built out as nice private office space with kitchenettes and restrooms. The 3rd floor is an attractive loft space with separate entrance. A shower would need to be added for residential use. The property also features two porches and a spacious full-size basement that offers ample storage space, with a total of 1,100 square feet. Renovations include all new windows and a complete renovation from apartments to office space on the first 2 levels.

Highlights

- Parcel numbers: #6827838 & #6701987 that total .432 acre of land
- Signage exposure
- Security system
- Completely Renovated with solid oak doors and trim
- Conveniently located near downtown Akron & Interstates

Property Details

Sales Price

■ \$295,000 | **\$275,000**

Building Size

■ 3,302 SF

Lot Size

■ 0.432 Acres

Rev: September 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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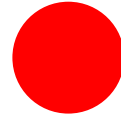
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DEMOGRAPHICS



92,521
Population



37.2
Median Age



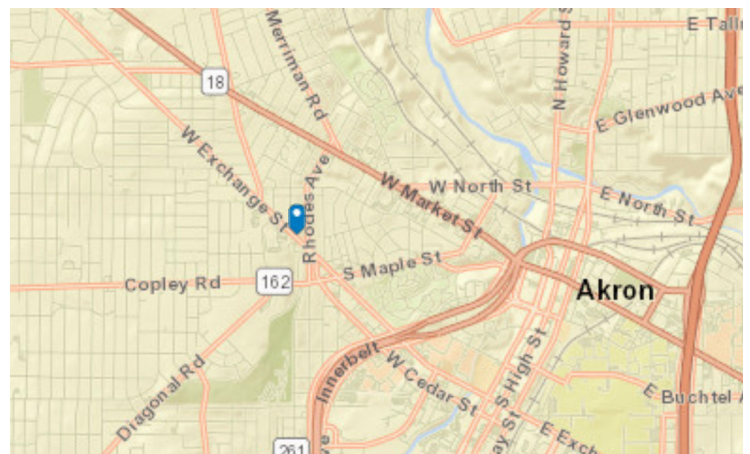
Average
Household Size



\$44,012
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Beck Ave	10,582	0.0
Burt Ct	3,231	0.0
Beck Ave	11,955	0.1
Norway Dr	3,845	0.2
Trigonia Dr	2,890	0.2



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