

NAIPleasant Valley

210-212 E. Cuyahoga Falls Ave.
Akron, OH 44310

FOR SALE

Retail / Income Property
Fully Leased



Property Details

- **Sale Price:** \$249,000
- **Income:** \$2,850 / month
- **Taxes:** \$2,292.60 / Annually
- **Available Space:** 3,874 SF
- **Zoning:** U-3, Retail Business
- **Highest & Best Use:** Street Retail
- **Acres:** 0.32
- **# Of Buildings:** 1
- **Interchange:** SR-8
- **Distance:** 1.5 Miles
- **Bus Available:** Yes
- **Parking:** 0.2 Acres on Thayer St.
is also available for sale



For more information:

David Whyte

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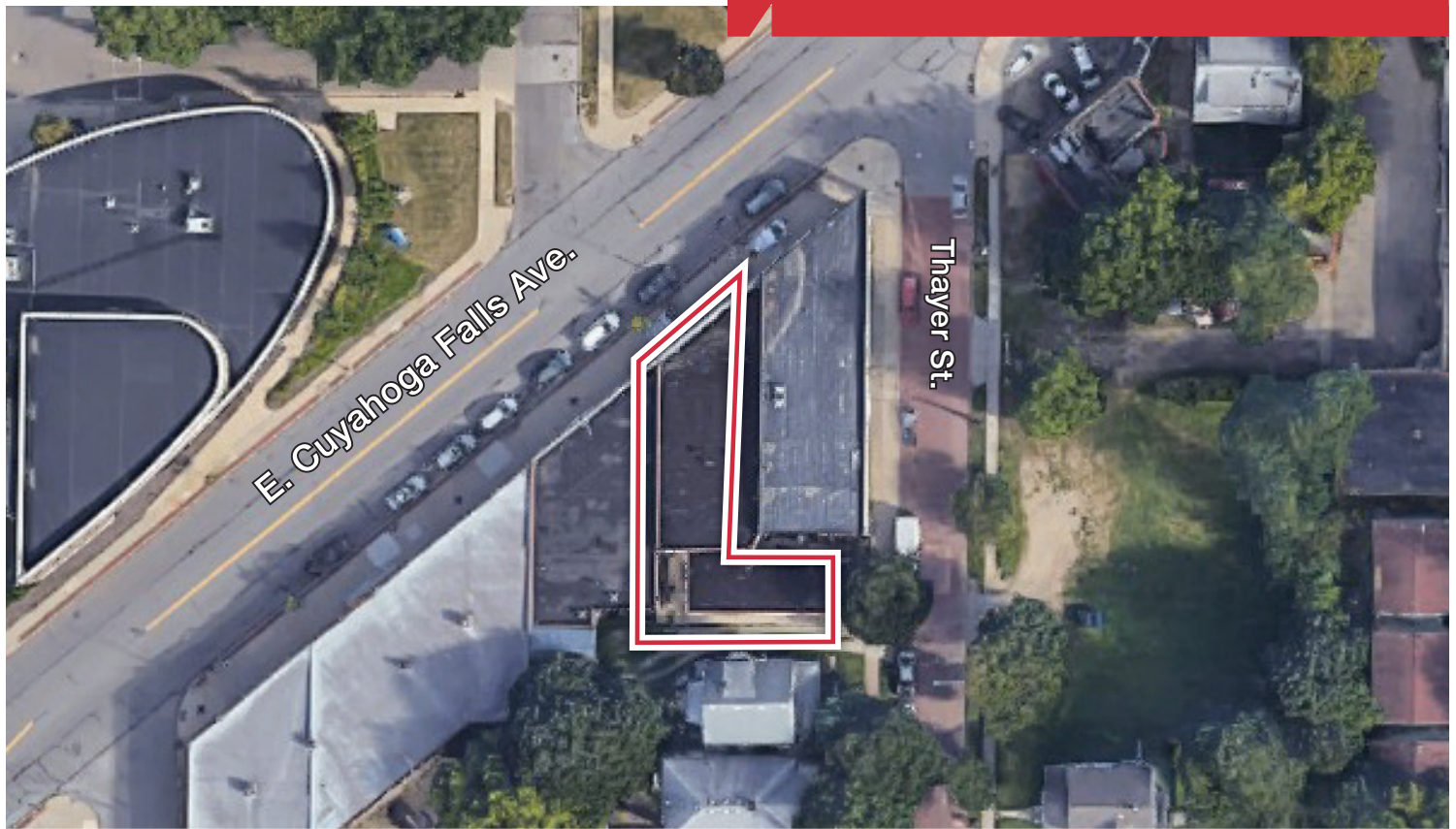
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Property Notes

Excellent investment opportunity on busy East Cuyahoga Falls Corridor. The property consists of a retail store and rear apartment rental. Both units are occupied with longer-term leases. The property has many updates including roof and HVAC. Also available for sale: 0.2 acres on Thayer Street could be used for parking.

Demographics	1 Mile	3 Miles	5 Miles
Population:	19,165	103,871	236,466
Households:	6,265	44,858	101,232
Median Age:	36.1	36.6	38.6
Average HH Income:	\$47,825	\$54,722	\$58,904
Traffic Count:	11,719 E. Cuyahoga Falls Ave. @ Dayton St.		

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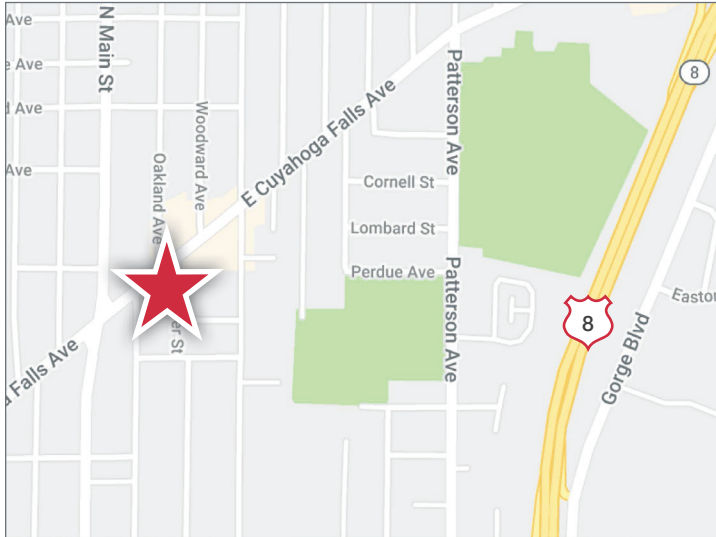
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Price Details

SALE PRICE:	\$249,000
INCOME:	\$2,850 / month
TAXES:	\$2,292.60 / Annually

Property Details

SF - AVAILABLE:	3,874 SF
YEAR BUILT:	1936
HIGHEST AND BEST USE:	Street Retail
PREVIOUS USE:	Retail
ZONING:	U-3 - Retail Business
# OF BUILDINGS:	1
CONSTRUCTION:	Masonry
PARKING:	0.2 Acres on Thayer Street
ACRES:	0.32
BUILDING CONDITION:	Good
GAS:	Dominion East Ohio
WATER:	City
SEWER:	County
POWER:	First Energy
CABLE:	Time-Warner
PHONE:	AT&T

Location Details

DAILY TRAFFIC COUNT:	11,719 E. Cuyahoga Falls Ave. @ Dayton St.
INTERCHANGE:	SR-8
DISTANCE:	1.5 Miles
BUS AVAILABLE:	Yes

Notes

Retail property with attached storage, available on busy E. Cuyahoga Falls Avenue Corridor. Store is currently occupied with a long term tenant. Includes a currently occupied apartment unit, to the rear of building. Also available for sale: 2 vacant lots on the adjacent Thayer Street - perfect for parking, storage, etc.

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