



**PRICE  
REDUCTION!!**

## 1733 Wadsworth Road Akron, Ohio 44320

### Property Highlights

- Rental income house with additional apartment rental
- Parcel #: 4604146, 4604147
- Frontage: 158' on Wadsworth Rd.
- REDUCED PRICE: \$134,900 (was \$139,900)
- Rental income: \$1,050/month
- Zoning: I-1 Industrial (Norton)
- Approximately 13,000 SF concrete pad located on site
- Very close to new Amazon Distribution Center
- Adjacent commercial property also available



For more information:

**Dave Whyte**

330 352 7746

dwhyte@naipvc.com

**Lot Dimensions**



Demographics	1 Mile	3 Miles	5 Miles
Population:	748	49,835	145,312
Households:	301	20,701	60,893
Median Age:	46.4	41	40.1
Average HH Income:	\$78,584	\$54,095	\$58,167
Traffic Count:	8,151 @ Wadsworth Rd.		



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Akron, Ohio 44320

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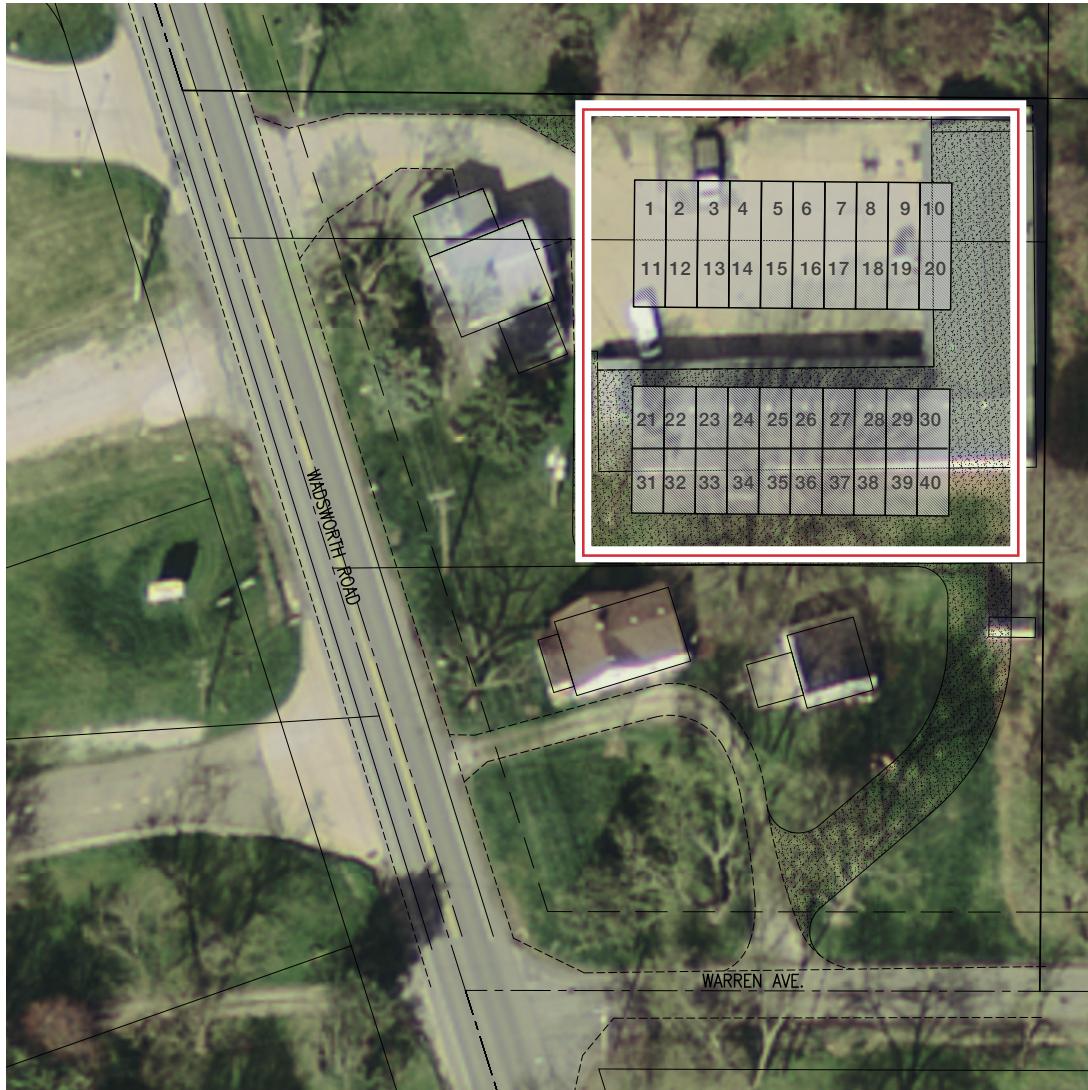
**NAI**Pleasant Valley

**1733 Wadsworth Rd.**

Akron, Ohio 44320

For Sale  
Commercial /  
Industrial Property  
With Income

Great Location For Potential Storage Units



40- 10' x 20' storage units could  
easily be placed on this property

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# 1733 Wadsworth Rd.

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Aerial



**NAI**Pleasant Valley  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# 1733 Wadsworth Rd.

Akron, Ohio 44320

For Sale  
Commercial /  
Industrial Property  
With Income

## Price Details

REDUCED PRICE:	\$134,900 (was \$139,900) <b>PRICE REDUCTION!</b>
TAXES:	\$1,291 / year
RENTAL INCOME:	\$1,050 / month

## Property Details

PARCEL #:	4604146, 4604147
ACRES:	0.7
ZONING:	I-1, Norton Industrial
FRONTAGE:	158' on Wadsworth Rd.

## Property Details

LOCATION:	Wadsworth Rd. near Warren Rd.
INTERCHANGE / DISTANCE:	Romig Rd. / 0.5 mile I-77 / 1.1 miles
DAILY TRAFFIC COUNT:	8,151 on Wadsworth Rd.
NOTES:	Approximately 13,000 SF concrete pad on site Adjacent commercial property is also available. Great location for potential storage units.

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