



1350 Portage Trail

Cuyahoga Falls, OH 44222

Property Features

- Located on the SE corner of Portage Trail and 14th Street
- Zoned as commercial office
- Price: \$795,000
- Separate parking for 1st & 2nd floor
- Plenty of parking front & back
- 9,516 SF available (4,758 SF per floor)
- 0.79 Acres
- Investment property



Upper level includes ADA restrooms, along with a walk-out lower level space that includes windows. Suites can be divided.

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Front entrance



- 2 floors
- Separate parking for each floor
- Front and back entrance



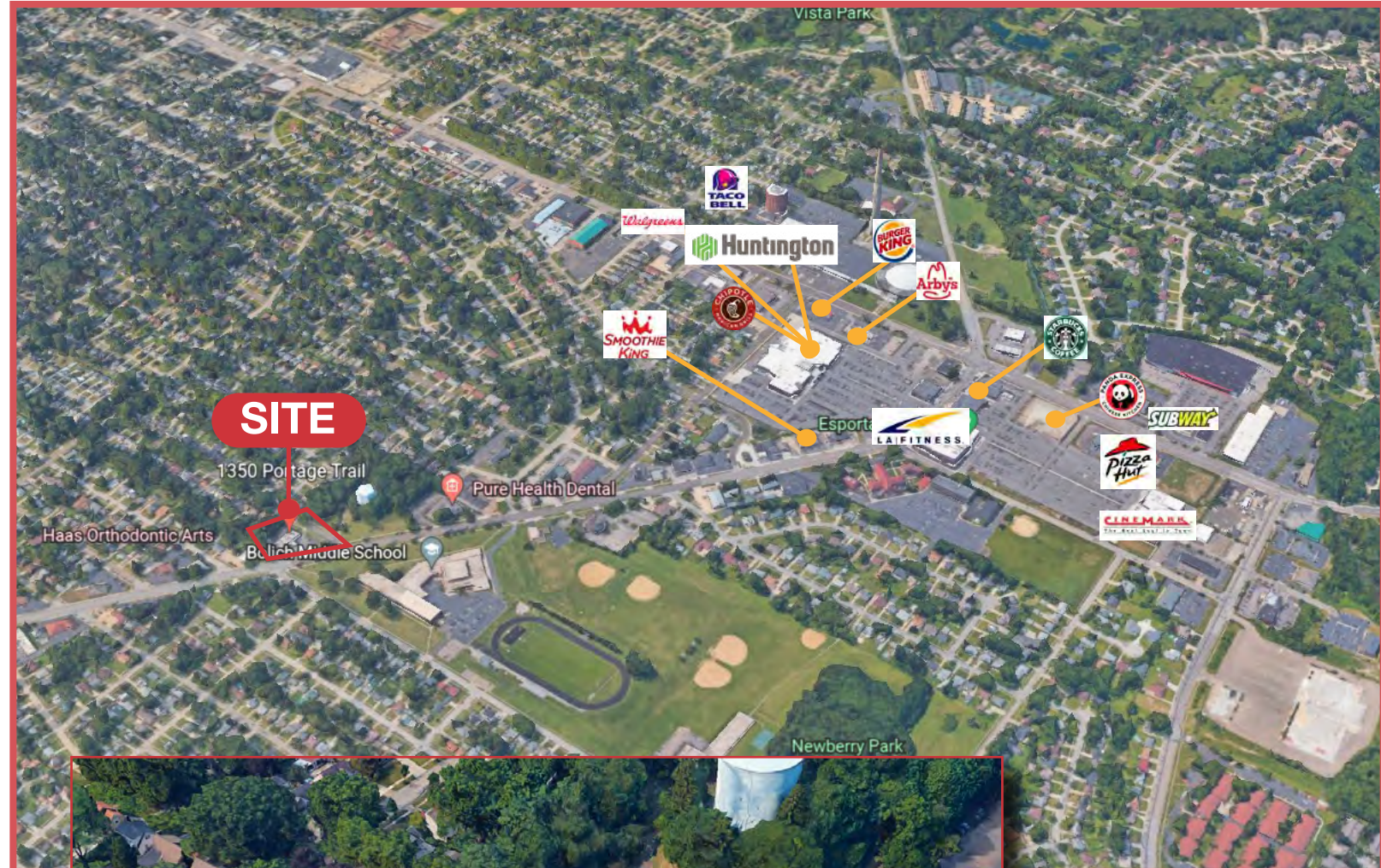
Back entrance



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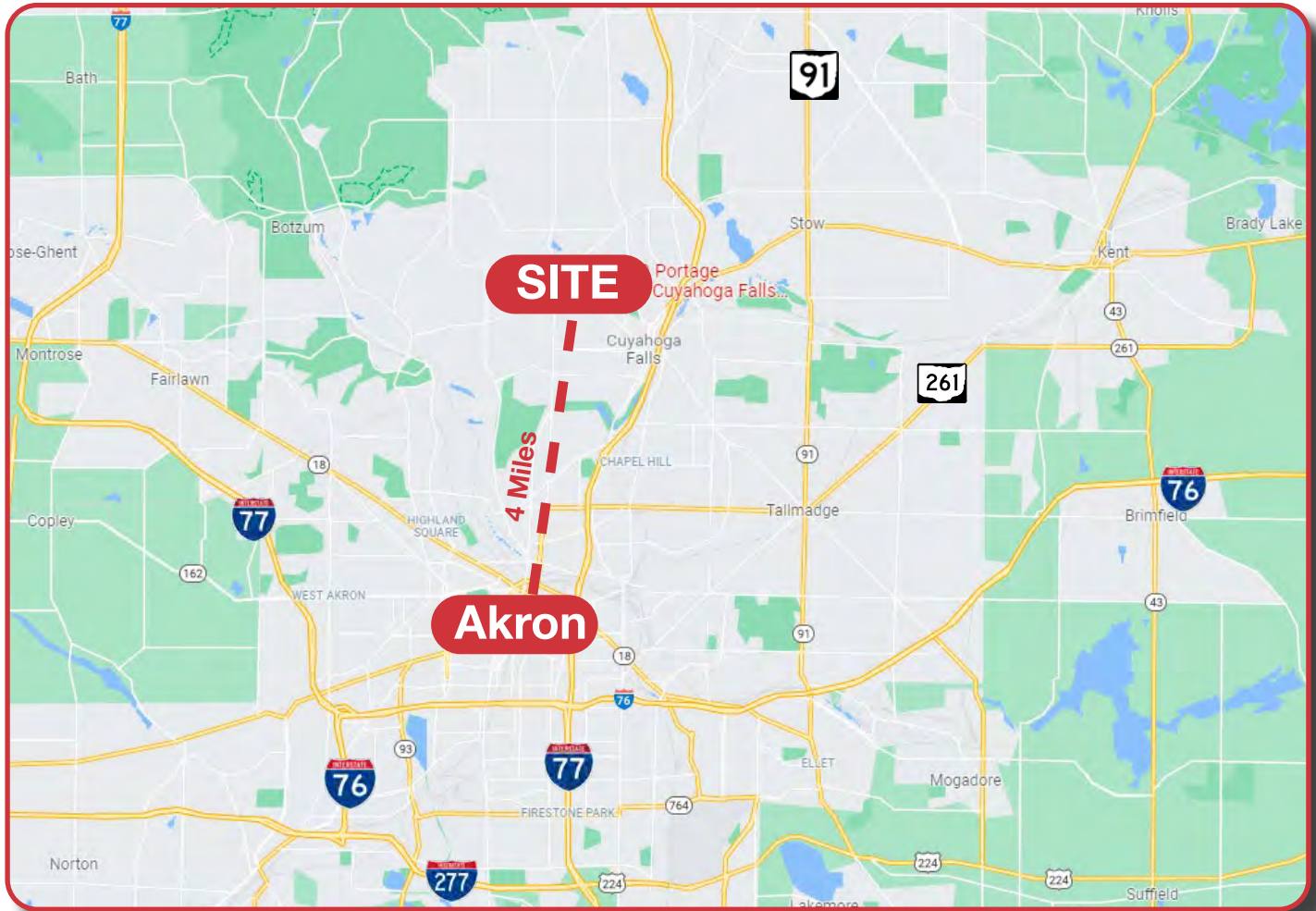
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Demographics	1 Mile	3 Miles	5 Miles
Population:	16,595	79,731	174,428
Households:	7,241	36,088	76,106
Median Age:	41.6	40.4	40.3
Average HH Income:	\$67,865	\$71,571	\$69,986
Traffic Count:	16,106 Portage Trail @ 14th Street		

**Only 4 miles from
Downtown Akron**

Pricing Details

SALE PRICE: \$795,000

BEST USE: Office

Property Details

TOTAL ACRES: 0.79

PARCEL #: 0201068

SPACE AVAILABLE: 9,516 SF (4,758 SF per floor)

BATHS: 2 public + Private Exec.

HVAC/HEAT: Central/Forced air

FRONTAGE: 180' +/-

FLOOR SIZE SF: 4,758 SF per floor

SEWER/WATER : City

POWER: 400 amp / 3-phase /
280/120 volts

YEAR BUILT: 1959

COMMENTS: Located on the SE corner of Portage Trail and 14th Street. Building has separate entrance and parking for 1st & 2nd floor. Upper level includes ADA restrooms, along with a walk-out lower level space that includes windows. Suites can be divided.

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