

REDUCED PRICE! Now \$1,100,000 (was \$1,250,000)

480 West Tuscarawas Ave.

Barberton, OH

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Scott Raskow

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For Sale or Lease Office Building

Property Features

- 49,128 SF office building
- Strategically located in the City of Barberton's core downtown business district.
- Features attractive below market lease rates, and offers a user/ investor huge upside potential
- Quality masonry construction, featuring a beautiful atrium entrance, elevator, and rest rooms per floor
- Great selection of office layouts, including a former regional bank space with drive thru bays.
- Located at the prime intersection of Robinson Ave., Wooster Road North, and 2nd Street NW





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Rates

- 1st Floor \$9.00
- Former bank space-\$9.50
- 2nd 3rd Floors \$7.25
- Lower Level-\$4.50

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 REDUCED Price: now \$1,100,000 now \$22.39/SF

• Sale price: was \$1,250,000 was \$25.44/SF

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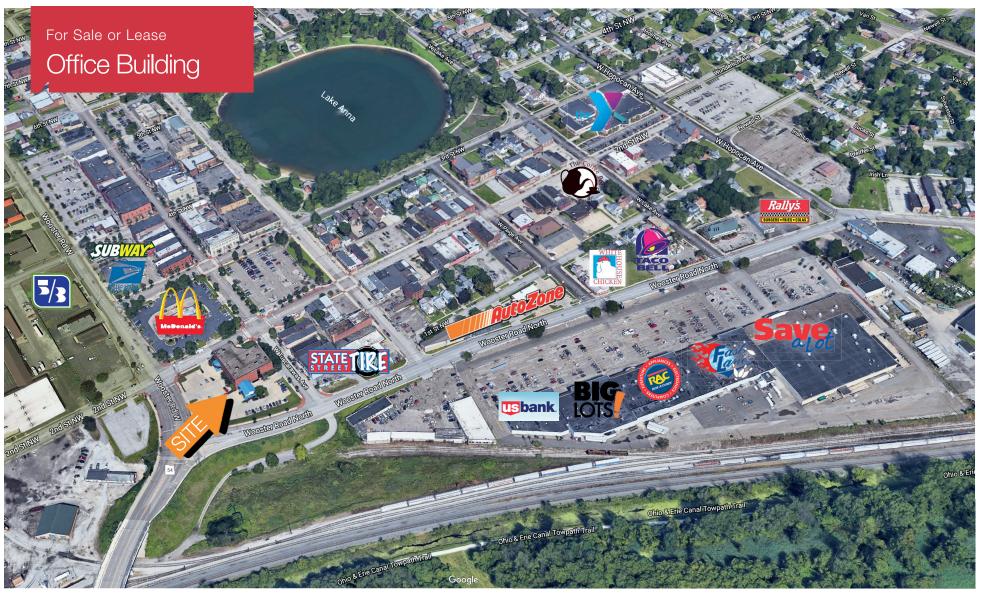
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