

FOR SALE

491
BROWN STREET
Akron, Ohio 44311

Sale Price: \$425,000



PROPERTY DETAILS

Originally designed and built in 1998 as a coffee shop, this attractive Tudor Style building was converted to an office building in 2011. Lots of natural light in this two-story, vaulted ceiling and attractive finishes. This office building offers approximately 3,997 SF of useable space plus a lower level finished storage room. Ideally designed for a business looking for an address within the City limits of Akron with free parking.

- + Combination of private offices, conference room and open work space with generous kitchen and storage
- + Two private restrooms on the first floor and second floor restroom has a shower.
- + Located next to the Spicer Village apartments about 2 blocks off E Exchange near the University of Akron
- + Easy highway access to SR-8 and Downtown Akron and I-77/I-76
- + Parking lot has recently been sealed and striped and can accommodate 26 cars on .54 acres
- + Three parcels, 6805514, 6726789 and 6840649, are zoned U-3 and U-2 present an opportunity for redevelopment
- + Existing monument signage
- + Three phase power
- + Sale Price is \$425,000

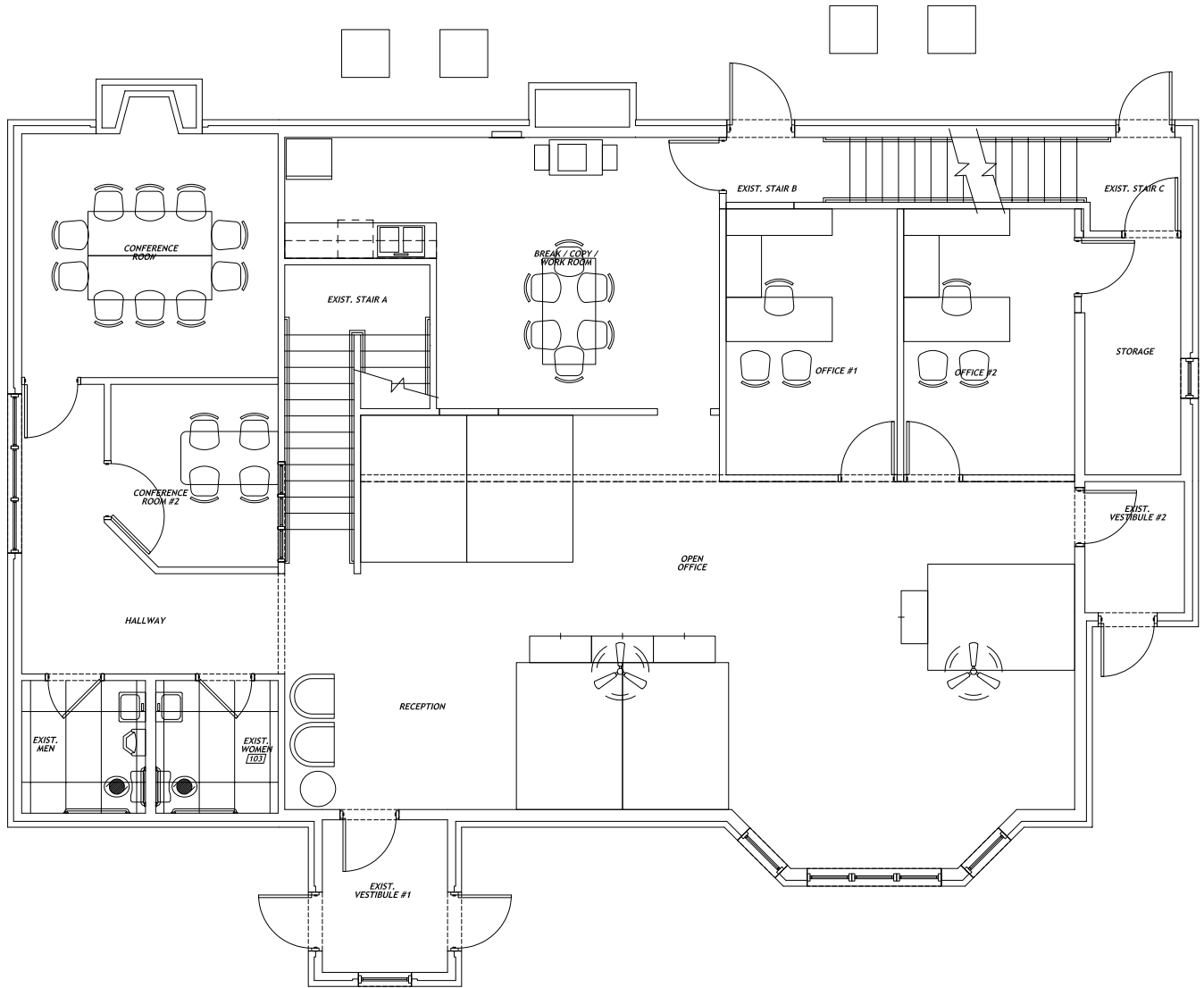
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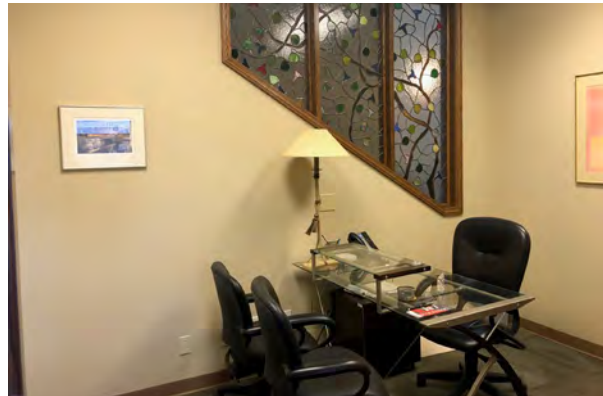
FLOOR PLAN



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IMAGES

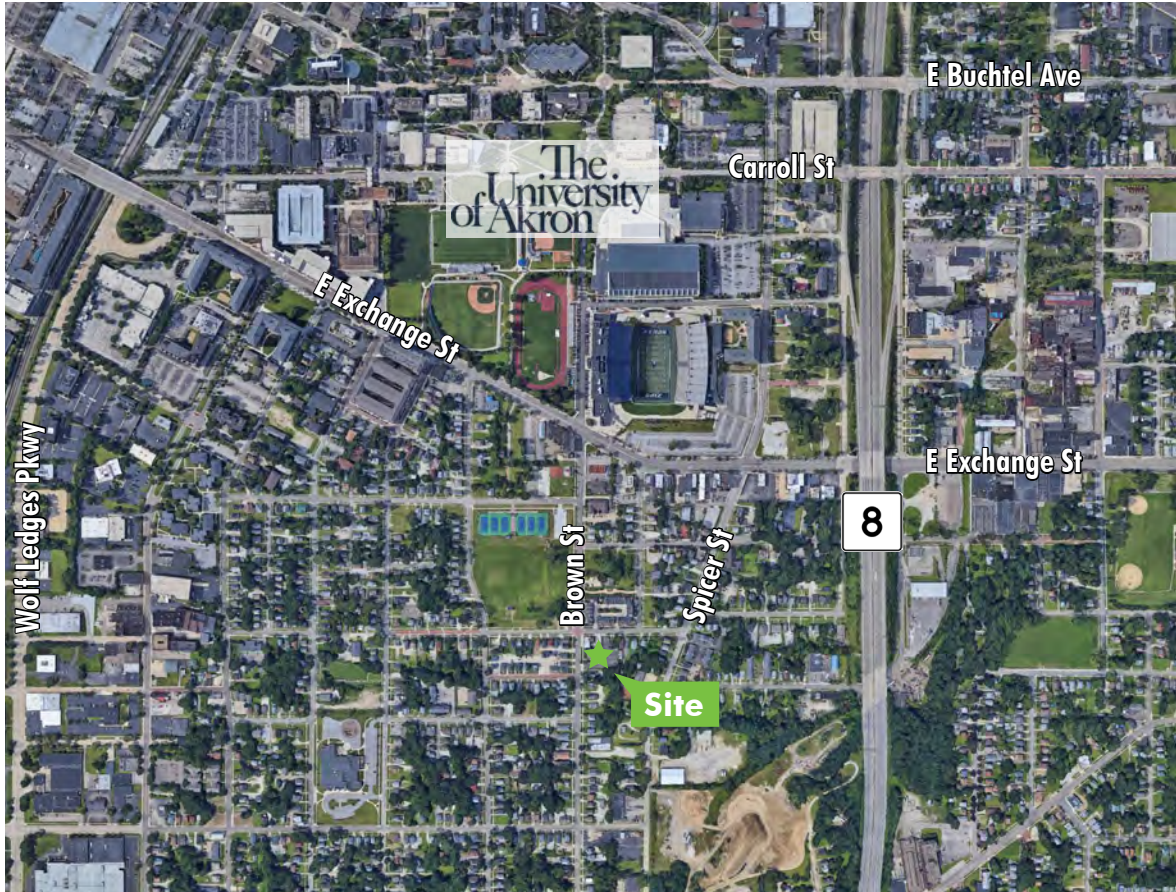


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AERIAL



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