

For Sale

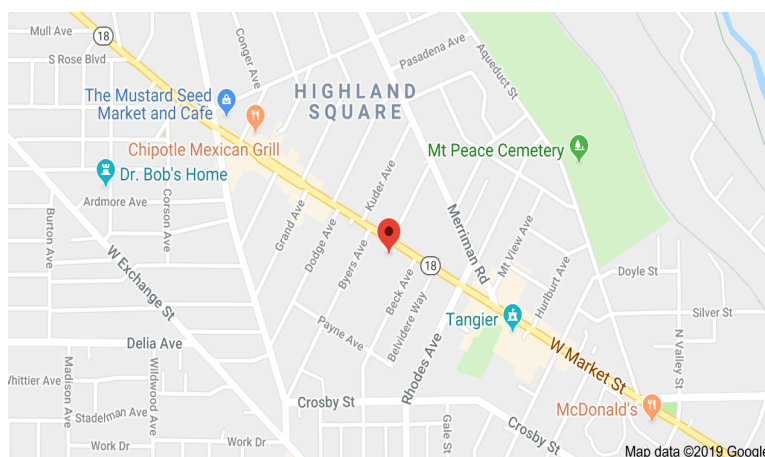
Elegant Office Building

670 W. Market St., Akron, Oh 44303



Property Details

- **Price Reduced - \$995,000**
- Elegant Office Building
- 9,766 SF Total Office Space, 2 floors with 1st floor tenant
- Four-car indoor garage with 30 surface spaces
- Over-sized Executive Office Suites
- Beautifully Appointed and Well Maintained
- Excellent Akron Location - Close to Highland Square



For More Information Contact:

Jim Pickard, President // jpickard@pickardcommercial.com

Margaret Slesnick, Sales Associate // mslesnick@pickardcommercial.com

For Sale

Elegant Office Building

670 W. Market St., Akron, Oh 44303



A beautifully appointed, brick office building circa 1954 for sale just east of Highland Square Business District. This 12,386 SF building is comprised of 9,766 SF of total office space on two floors, a four car indoor garage and plenty of downstairs storage. The second floor boasts of two elegant, over-sized executive office spaces with private bathrooms adjacent to an executive conference room complete with fireplace and wet bar. Three additional executive offices are located between a full kitchen, informal conference room, work station/open area, coffee bar, and two additional bathrooms. The downstairs suite has four offices, conference room, kitchen, work station/open area and two bathrooms. The outside parking lot resurfaced in 2015, has 30 spaces, along with a beautifully manicured courtyard and front yard surrounded by a stately wrought iron fence. This well maintained building has 7 furnace and air conditioning units, 5 humidifiers, and indoor access to a 2015 roof. A prime Akron location combined with meticulous care, attention to detail, abundant space and high end finishes make this a distinguished yet comfortable office environment in which to work and locate your business. Call to schedule a private tour!



For More Information

Contact: Jim Pickard, President // jpickard@pickardcommercial.com

Margaret Slesnick, Sales Associate // mslesnick@pickardcommercial.com



For Sale

Elegant Office Building

670 W. Market St., Akron, Oh 44303



For More Information Contact:

Jim Pickard, President // jpickard@pickardcommercial.com

Margaret Slesnick, Sales Associate // mslesnick@pickardcommercial.com



For Sale

Elegant Office Building

670 W. Market St., Akron, Oh 44303



For More Information Contact:

Jim Pickard, President // jpickard@pickardcommercial.com

Margaret Slesnick, Sales Associate // mslesnick@pickardcommercial.com







COMPREHENSIVE COMMERCIAL REAL ESTATE SERVICES

Property Type: Office Building
Address: 670 W. Market St.
City: Akron
County: Summit
Location: East of Highland Square

Available for: Sale

Contact: Margaret Slesnick
Phone: 330-794-7986
Email: mslesnick@pickardcommercial.com

SITE INFORMATION		BUILDING INFORMATION	SALES INFORMATION
Area:		Year Built: 1954	Price: \$995,000
Frontage:		Year Renovated:	Price Per Sq. Ft. \$80.33
Depth:		Sq. Ft. Gross 12,386	Taxes: \$8129/half
Acres: 0.85		Minimum Divisible	Assessments: \$563 Street Lighting/ Sweeping
Zoning: C - Office Building		Maximum Contiguous 9,766 rsf	Equity:
Gas:		No. Units: 2	Gross Income:
Sewer:		No. Floors: 2	Expenses:
Water:		Sq. Ft. Per Floor: 4,883	Curr.Occupancy: Tenant on 1st floor
Electric:		Elevators & Types: None	Financing:
Topography:		Sprinklers:	
Survey Available:		Ceiling Height:	
Interchange:		Docks:	
Distance:		Drive In Doors & Size: 2 Dbl. regular garage doors 4 indoor garage spaces	LEASE INFORMATION
Bus Line: Yes		Warehouse Space:	Sq. Ft. Available:
Traffic Count: 20,000 +			Office Lease Rate
Rail:			Warehouse Lease rate
Rail Name:		Air Conditioning: Central - 7 Units	Term Desired:
Restrictions:		Heat Type: Forced Air - 7 Units	Possession:
H&B Use:		Power Available:	Will Owners Remodel?
Misc Info:		Previous Use: Offices	Indicate Who Pays For:
		Parking Spaces: 30 +	Utilities:
		Unit/Bay Size:	Repairs:
		Plans Available:	Taxes:
		Construction Type:	Insurance:
		Crane:	Janitorial:

The information contained herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.

