MOGEN REAL ESTATE

AVAILABLE REAL ESTATE

ADDRESS: 571 E. Turkeyfoot Lake Road, Akron, OH 44319

LOCATION: Located on E. Turkeyfoot Lake Road approximately one-half mile west of S. Arlington Road

CONTACT: Ed Jesson PHONE: 330-873-1200

- [ ] FOR SALE
- [ ] Apartments
- [ ] Shopping Center
- [ ] Commercial
- [x] Office Building
- [x] FOR LEASE
- [ ] Industrial
- [ ] Business Oppor.
- [ ] Vacant Land
- [ ] Other

SITE INFORMATION

Area:	3.09 Acres
Frontage:	Approx. 191 Ft.
Depth:	Varies
Zoning:	B-1 General Business
Gas:	East Ohio Gas
Sewer:	Summit County
Water:	Aqua Ohio
Electric:	Ohio Edison
Topography:	Sloped
Survey Available?	---
Nearest Interchange:	I-77
Distance:	1.5 miles
Bus Line Available:	No
Traffic Count:	12,710/day
Rail:	---
Rail Name:	---
Restrictions:	---
H & B Use:	Professional Office

Misc Information: Ready for Occupancy
Excellent Signage Available

IMPROVEMENT INFORMATION

Building Size:	8,608 SF
No. Units:	Six
No. Floors:	Two
Sq. Ft. Per Floor:	4,304 SF
Age of Building:	1998
Elevators:	No
Sprinklers:	Yes
Ceiling Height:	9 Feet
Docks:	----
Drive In Doors & Size:	----
Office Space:	8,608 SF
Air Conditioning:	Yes
Type Heat:	Gas forced air
Power Available:	Ample
Previous Use:	Professional Office
On Site Parking Spaces:	39 spaces
Unit/Bay Sizes:	Varies
Plans Available:	Yes
Type Construction:	Masonry
Est. Floor Load:	---
Crane:	---
Misc.:	

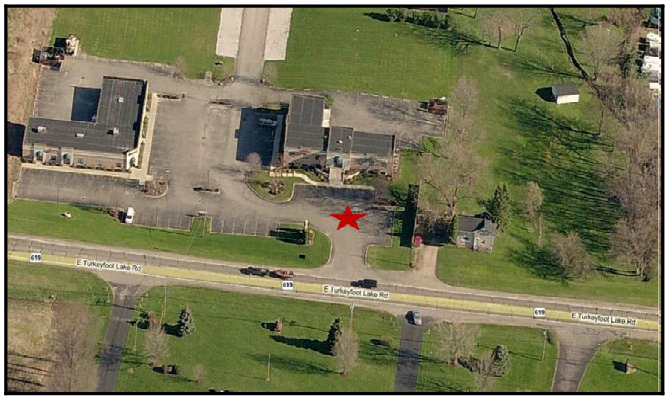
SALES INFORMATION

Price:	NFS
Taxes:	
Assessments:	
Equity:	
Gross Income:	
Expenses:	
Curr. Occupancy:	
Financing:	

LEASE INFORMATION

Sq. Ft. Available:	600 SF
Rate:	$12.00 SF/YR
Term Desired:	3-5 years
Possession:	Immediate
Will Owner Remodel?	Negotiable
Indicate Who Pays For:	
Utilities:	Tenant
Repairs:	Landlord
Taxes:	Landlord
Insurance:	Landlord
Janitorial:	Tenant

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



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