

Retail / Office Building for Sale

577 - 579 W TUSCARAWAS AVENUE, BARBERTON, OH 44203



Overview

- * Great opportunity for a user-investor to purchase this +/- 16,000 SF retail office property
- * Brick 2 building (577-579) offering, currently with 3 m-m tenants
- * Charming, bustling downtown Barberton location
- * Various systems replaced recently; some areas of the buildings will require replacements
- * Roof top coated with flashings resealed in 2017; will require replacement in near future
- * Built 1919-1927
- * Real Estate Taxes \$4,921 annual
- * Parcel #'s: 0100587, 0100588
- * Contact Agents for further details

Property Details



Sales Price
\$299,000



Building Size
16,284 SF



Lot Size
0.138 Acres



Zoning
Retail / Office

Rev: September 26, 2023

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

David Kaplan, SIOR

C: 330.338.5594

O: 330.940.9360

DKaplan@HoffLeigh.com

Debra Kaplan

C: 330.328.5594

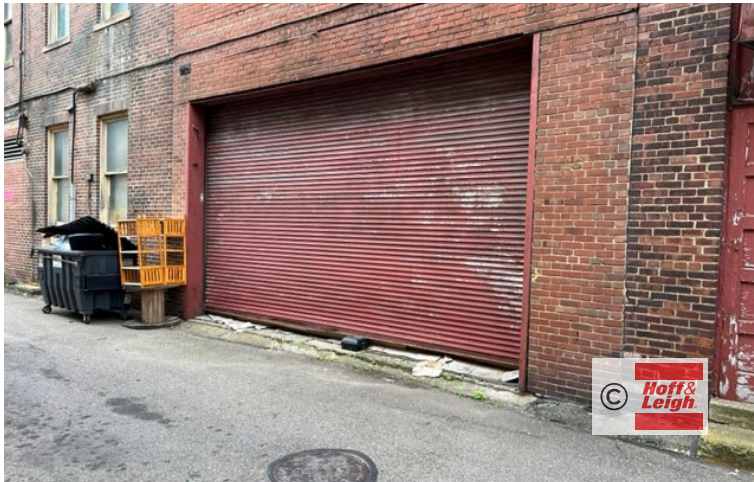
O: 330.940.9360

Debra@HoffLeigh.com



Retail / Office Building for Sale

577 - 579 W TUSCARAWAS AVENUE, BARBERTON, OH 44203



Rev: September 26, 2023



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

David Kaplan, SIOR

C: 330.338.5594

O: 330.940.9360

DKaplan@HoffLeigh.com

Debra Kaplan

C: 330.328.5594

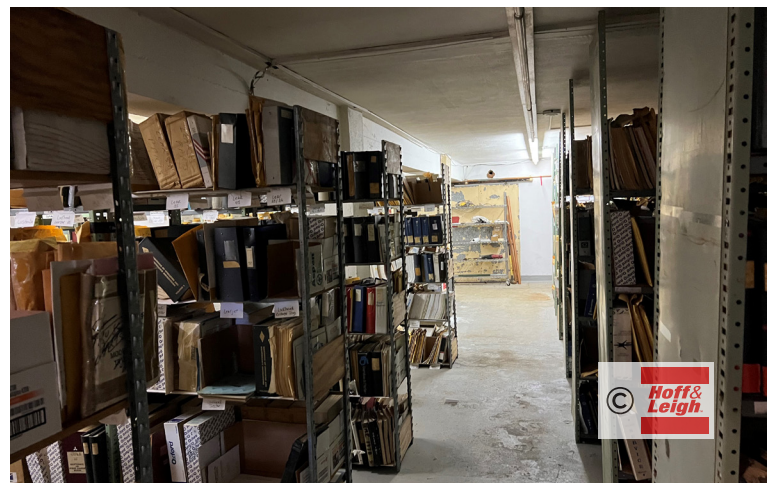
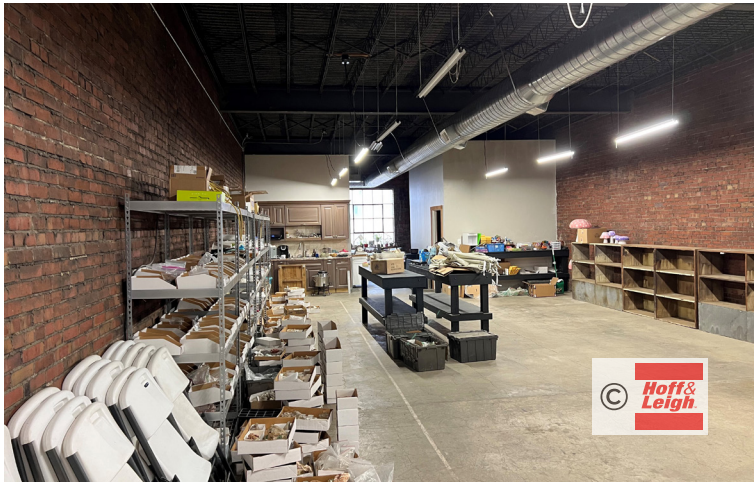
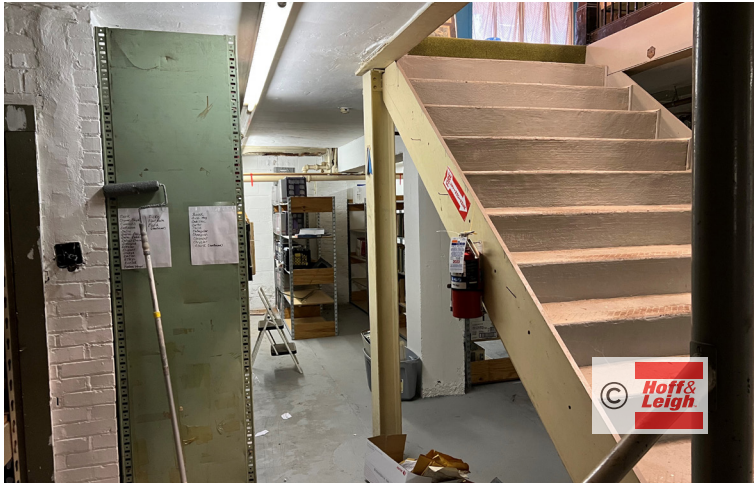
O: 330.940.9360

Debra@HoffLeigh.com



Retail / Office Building for Sale

577 - 579 W TUSCARAWAS AVENUE, BARBERTON, OH 44203



Rev: September 26, 2023



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

David Kaplan, SIOR

C: 330.338.5594

O: 330.940.9360

DKaplan@HoffLeigh.com

Debra Kaplan

C: 330.328.5594

O: 330.940.9360

Debra@HoffLeigh.com



Retail / Office Building for Sale

577 - 579 W TUSCARAWAS AVENUE, BARBERTON, OH 44203



Rev: September 26, 2023



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

David Kaplan, SIOR

C: 330.338.5594

O: 330.940.9360

DKaplan@HoffLeigh.com

Debra Kaplan

C: 330.328.5594

O: 330.940.9360

Debra@HoffLeigh.com

Retail / Office Building for Sale

577 - 579 W TUSCARAWAS AVENUE, BARBERTON, OH 44203

577 W Tuscarawas Ave, Barberton, Ohio, 44203

DEMOGRAPHICS



40,627
Population



43.5
Median Age



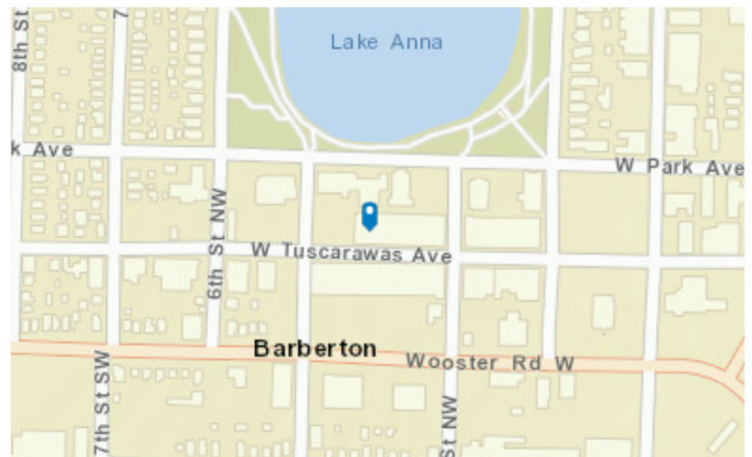
2.3
Average
Household Size



\$50,800
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
4th St NW	992	0.0
5th St NW	10,590	0.1
6th St NW	1,686	0.1
6th St NW	1,914	0.1
W Tuscarawas Ave	2,240	0.1



Rev: September 26, 2023

Retail / Office Building for Sale

577 - 579 W TUSCARAWAS AVENUE, BARBERTON, OH 44203



Rev: September 26, 2023

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

David Kaplan, SIOR

C: 330.338.5594

O: 330.940.9360

DKaplan@HoffLeigh.com

Debra Kaplan

C: 330.328.5594

O: 330.940.9360

Debra@HoffLeigh.com