

**FOR SALE**

# 707 Schocalog Road

**707 SCHOCALOG ROAD**

Akron, OH 44320

**PRESENTED BY:**

**GRAYDON FOX**

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OH #SAL2019006700

**BRIAN FOSTER**

O: 216.327.1787

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OH #2021008191







<b>SALE PRICE:</b>	\$750,000
<b>BUILDING SIZE:</b>	9,523 SF
<b>LOT SIZE:</b>	6.17 Acres
<b>PRICE / SF:</b>	\$78.76
<b>ZONING:</b>	H1-A1 or U-1 Single Family
<b>APN:</b>	6830791

The Subject Property consists of one, single story 9,523 SF building situated on approx. 6.17 acres. Originally built in 1962, the building was previously used for a Montessori School. The property is located in Fairlawn Heights in close proximity to Interstate 77. The building is a block and clay construction with a pitched roof that has been well maintained. The building features a 1,664 SF large room utilized as a gymnasium, 6 classrooms ranging from 354 SF - 898 SF, a commercial kitchen, 4 private offices/extra storage rooms, and 4 restrooms. The building is not sprinkled but is equipped with fire alarms and up to date fire extinguishers. All mechanicals are in good working condition. The property also includes an open exterior play area, four pole barn pavilion structures that are approximately 240 S/F and one 1,920 SF rear storage warehouse with heat, electric, and plumbing.

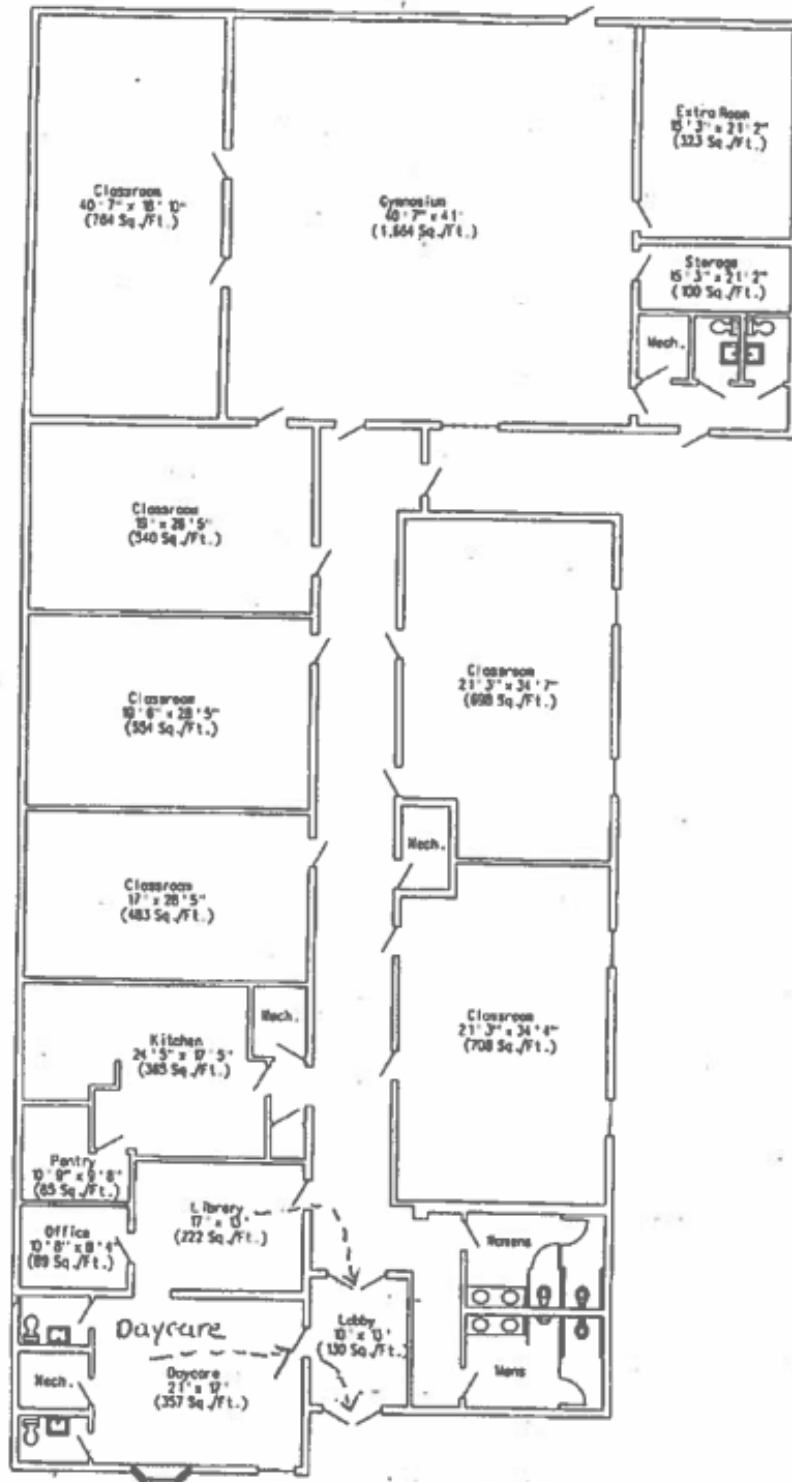
1. Single-family dwelling; rooming house; farming; gardening; nursery; agriculture; public park; public playground; public recreation building; railway yard; greenhouse, provided that no building is located within fifteen feet of any lot line;
2. Two-family dwelling, U1, H1, and A2; and
3. Subject to the provisions of Section 153.404 a school, public library, public museum, memorial building or community center building.

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# FLOORPLAN

## FLOOR PLAN



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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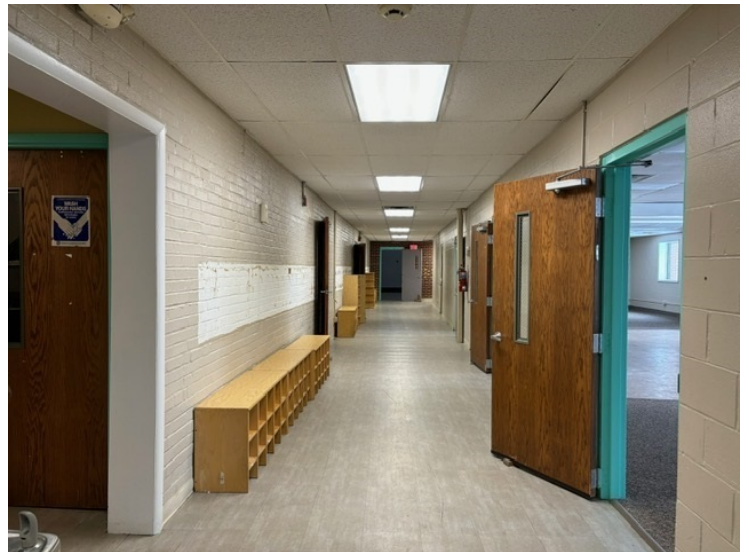
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## CLASSROOMS



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## KITCHEN/MECHANICAL PHOTOS



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# ZONING MAP



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## WETLANDS MAP

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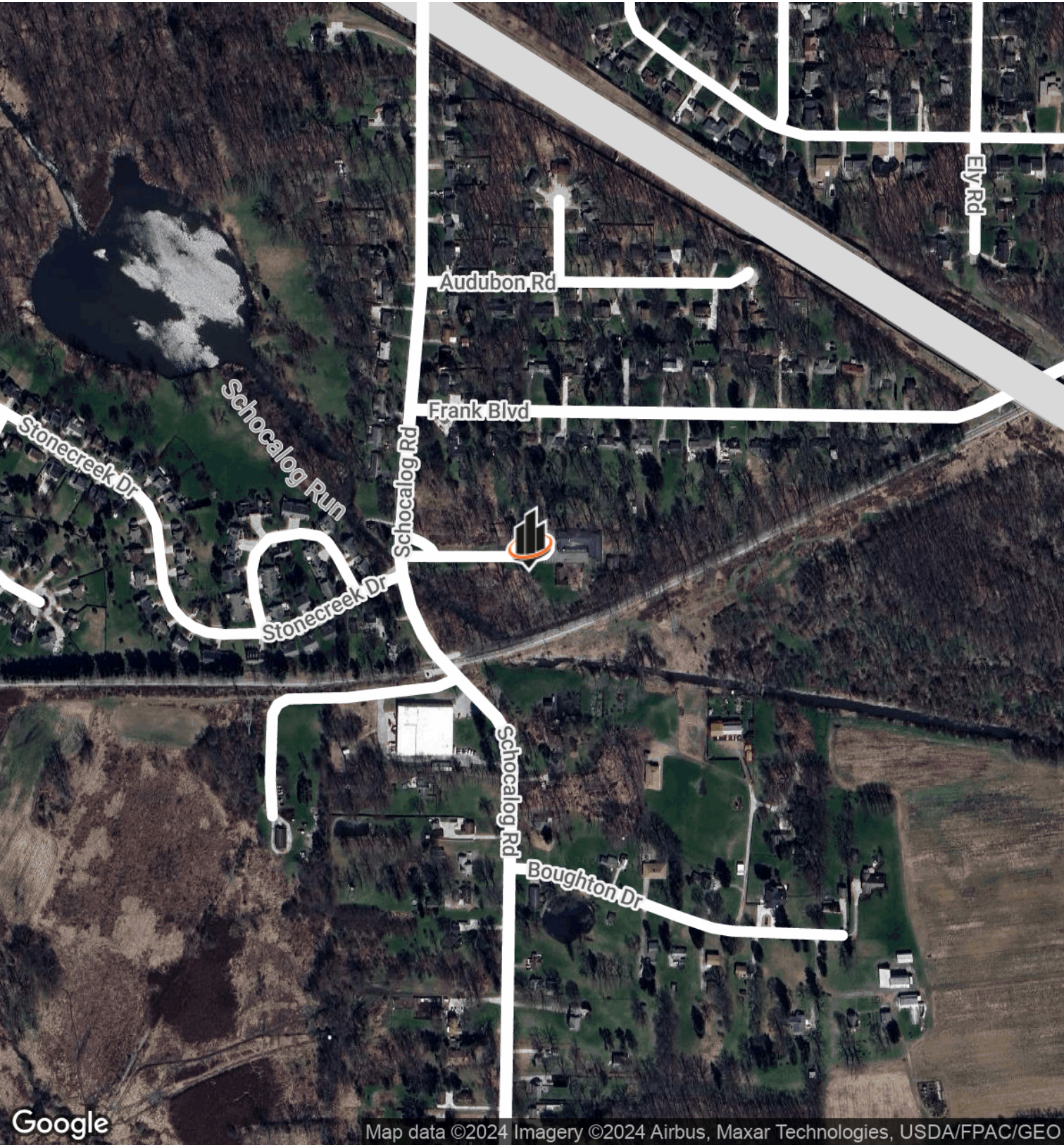
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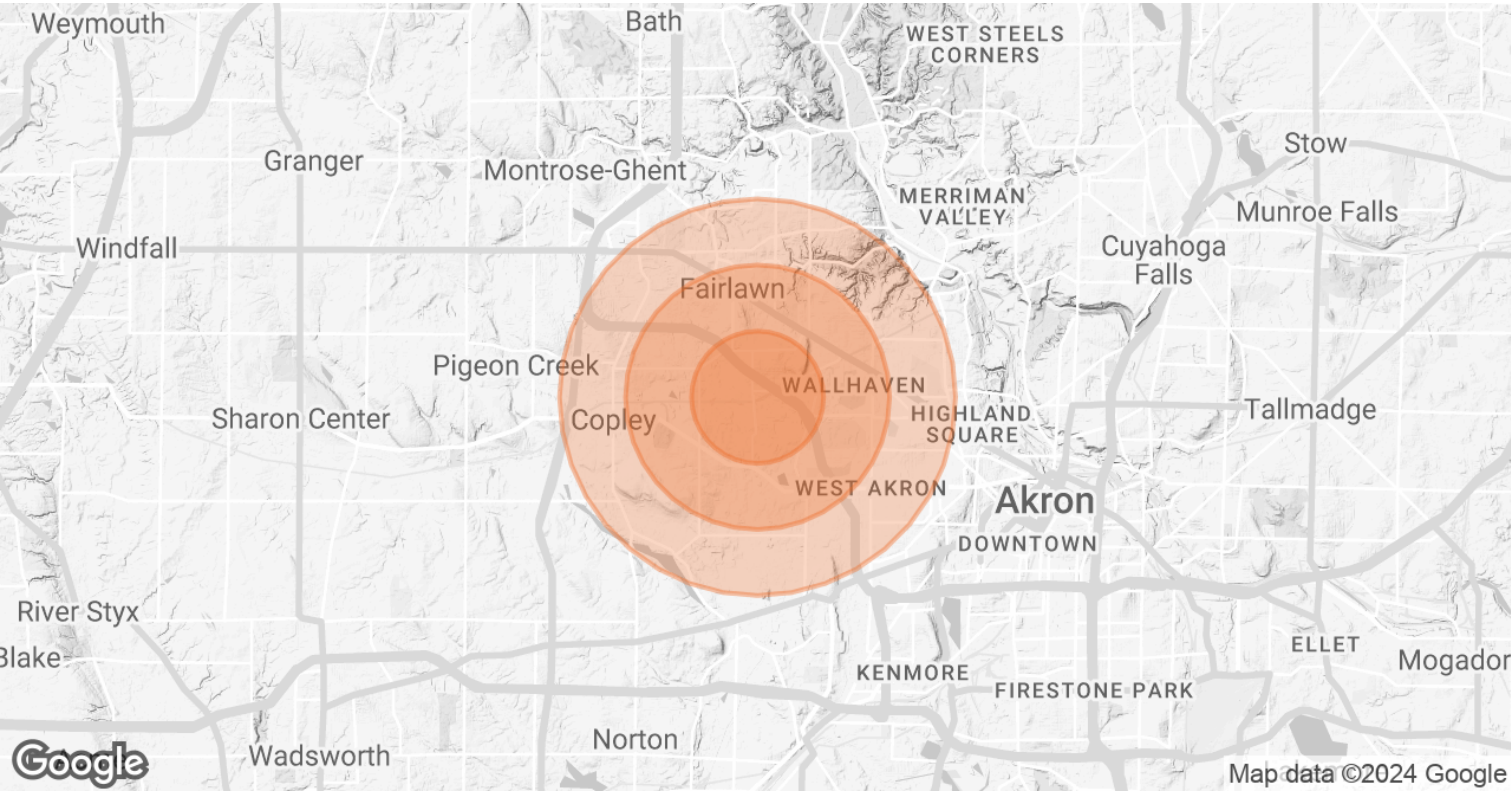
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,869	21,496	51,782
AVERAGE AGE	45.9	42.0	44.9
AVERAGE AGE (MALE)	40.7	37.8	41.7
AVERAGE AGE (FEMALE)	48.1	44.4	47.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,531	10,511	25,342
# OF PERSONS PER HH	1.9	2.0	2.0
AVERAGE HH INCOME	\$71,769	\$79,143	\$74,753
AVERAGE HOUSE VALUE	\$171,596	\$168,680	\$159,616

2020 American Community Survey (ACS)

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