

134 EAST TALLMADGE AVENUE

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AKRON, OH 44310

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Property Summary



OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.86 Acres 6 total parcels
Year Built:	1938
Building Size:	10,611 SF
Zoning:	U3 Retail Business
Price / SF:	\$56.07

THE HISTORICAL ITALIAN CENTER (ABRUZZESE UNIONE)

Located in the heart of North Hill in Akron, Ohio. With a full commercial kitchen, dining and bar on the lower level, hall/banquet room, stage and catering kitchen on the main level, and open office/conference area on the upper level, this building has endless possibilities and presents a unique opportunity to add to new development interest in North Akron. Simply a fantastic building!

OPPORTUNITY HIGHLIGHTS

- Located within an "Opportunity Zone" (tax incentive for investors).
- Located a block from North Akron's business district, selected by the City of Akron's Great Streets Initiative attracting business development.
- New single family homes in N. Akron expected to begin spring 2019 and sell for \$150-175,000. Housing in N. Akron continues to be in huge demand.
- Great investment/development opportunity - three levels of various uses.
- Great community development and/or social enterprise opportunity.
- Also home to the famous Thursday Night Spaghetti Dinner started in 1988 - 30 years later, still serving 250 people every week!

Additional Photos



Property Description



TAKE A VIRTUAL TOUR!

<https://my.matterport.com/show/?m=cZm6wfyUbTu>

NEWS & INFORMATION LINKS

Akron launches Office of Integrated Development, neighborhood business district initiative:
<http://bit.ly/AkronIntegratedDevelopment>

Mayor Horrigan Launches Great Streets Funding Opportunities For Local Businesses:
<http://bit.ly/AkronMayorFundingNBDs>

New homes expected for Akron's North Hill Neighborhood:
<http://bit.ly/NewHomesNorthAkron>

Opportunity Zone Fact Sheet:
<http://bit.ly/OpportunityZonesFacts>

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,601	108,554	272,048
Median age	33.4	34.5	36.0
Median age [Male]	34.4	33.8	34.8
Median age [Female]	32.6	35.5	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,728	45,398	115,714
# of persons per HH	2.6	2.4	2.4
Average HH income	\$40,986	\$43,134	\$46,151
Average house value	\$80,009	\$136,430	\$133,711

* Demographic data derived from 2020 ACS - US Census

Location Maps

