

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

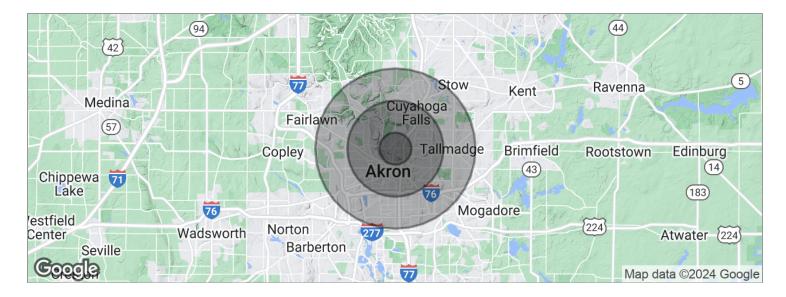
Akron launches Office of Integrated Development, neighborhood business district initiative: http://bit.ly/AkronIntegratedDevelopment

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
HOUSEHOLDS & INCOME Total households	1 MILE 3,728	3 MILES 45,398	5 MILES 115,714
Total households	3,728	45,398	115,714

^{*} Demographic data derived from 2020 ACS - US Census

Location Maps



