

## Corner Retail & Residential

- **Excellent Investment Opportunity!!**
- Two adjacent properties that combine for 0.76 of an acre and 9,356 SF + Bsmt./Gar.
- 100% occupied with long-term, stable tenants (pool store >40 years!)
- 2 retail tenants: Pool Store: 1,500 SF  
Beauty Salon: 1,920 SF
- 4 residential units - 2 have been remodeled
- 2 wells located on property, 2 car garage
- Detailed financials available with C. A.

**For Sale: \$320,000**



950 – 958 W. Nimisila Road with 2,720 SF + Garage



6181 Manchester Road with 6,636 SF + Basement



**6181 Manchester Rd. & 950-958 W. Nimisila Rd.  
City of New Franklin, Ohio**

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

For more information, please contact:

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Eric McGrew, President

330.374.5414 office

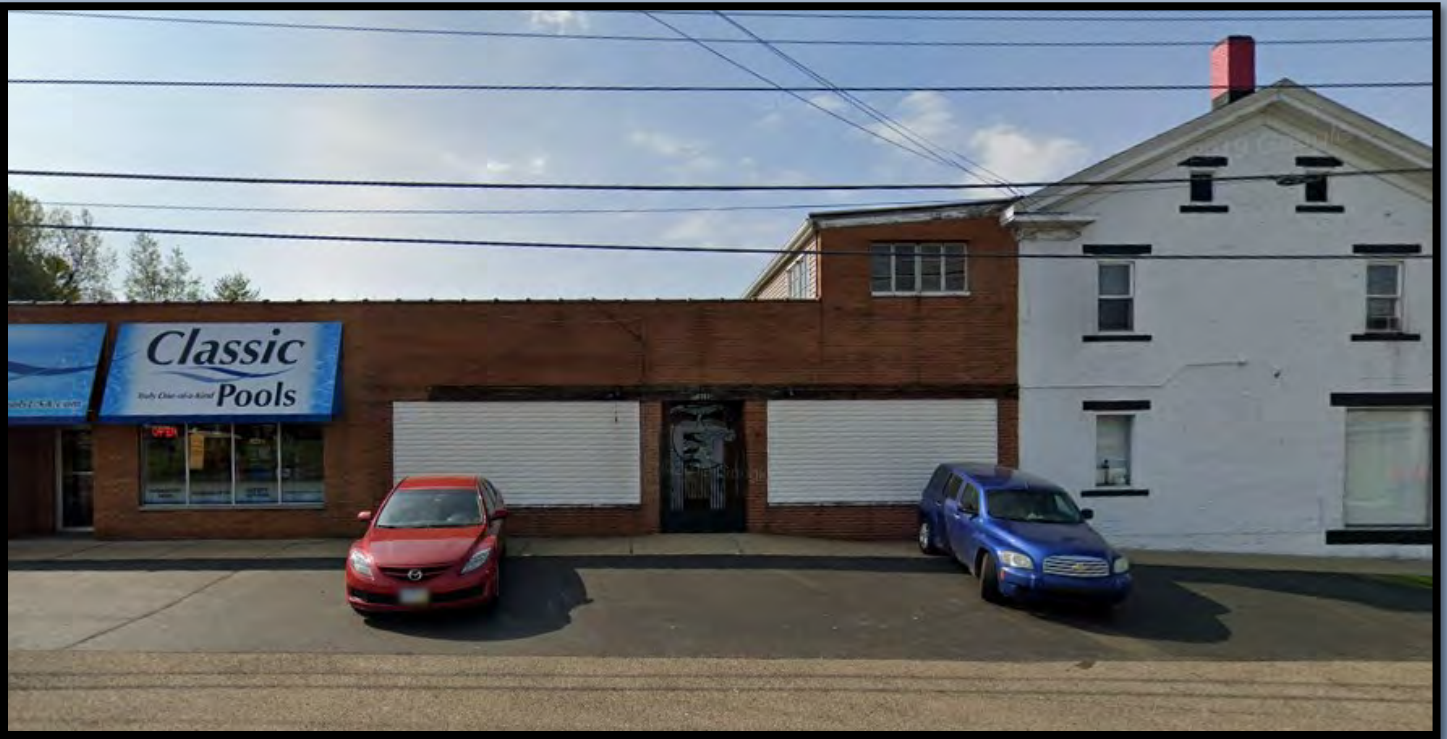
119 Ghent Road, Fairlawn, OH 44333



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# 6181 Manchester Road



\* BUSINESS IS NOT FOR SALE\*

## 6181 Manchester Road, Akron, OH 44319

### Tenants:

#### #1 - Classic Pools

Approx. 1,500 SF, tenant pays utilities, maintenance, trash removal, and snowplowing. Rooftop HVAC unit.

#### #2 - Residential, 2 bedroom, 2 bath, 1st floor with laundry

BEAUTIFULLY renovated including granite countertops and new kitchen cabinets (35K!). Open living room, dining room & kitchen together total over 950 SF! Tenant does some maintenance at both properties. Tenant pays electric and hot water heat.

#### #3 - Residential, 1 bedroom/1 bath, 1st floor with laundry

Tenant pays electric and hot water heat.

#### #4 - Residential, 2 bedroom/1 bath, 2nd floor with laundry

9' ceilings, tenant pays electric and hot water heat. Tenant rents a garage located on Nimisila Road property and maintains lawn.

# 950-958 W. Nimisila Road



**\* BUSINESS IS NOT FOR SALE\***

## 950-958 W. Nimisila Road, Akron, OH 44319

### Tenant:

#### #1 - Jillian & Co. Hair Salon

Approx. 1,920 SF, tenant pays utilities, maintenance (excluding windows, roof, and exterior), and snowplowing.

Salon portion was remodeled in 2017. HVAC on east side of building, boiler heat on west side of building along with window a/c units.

Tenant owns window a/c units.

#### #2 - Residential, 2 bedroom, 1 bath, lower level (back)

Completely renovated unit in 2017. Newer water heater.

Tenant pays lights and heat (electric baseboard).

#### #3 - 1-car garage

#### #4 - 1-car garage

# 6181 Manchester Road, Tenant #1, Classic Pools



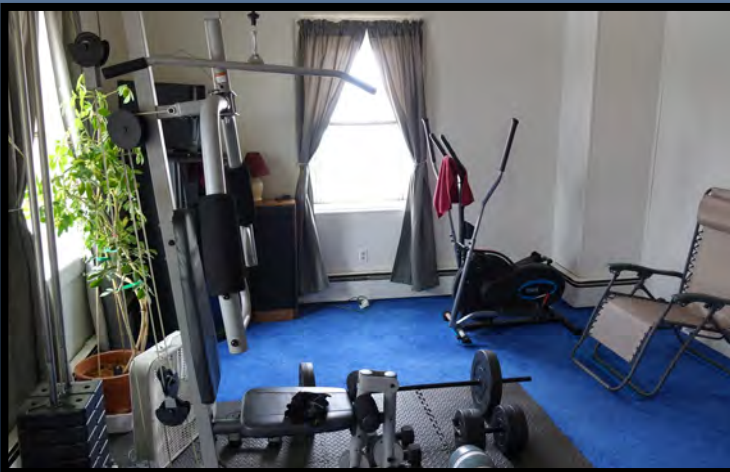
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# 6181 Manchester Road, Tenant #2, Residential



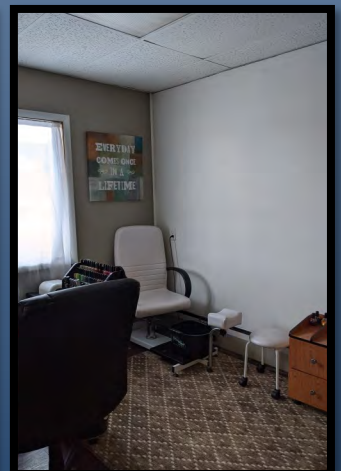
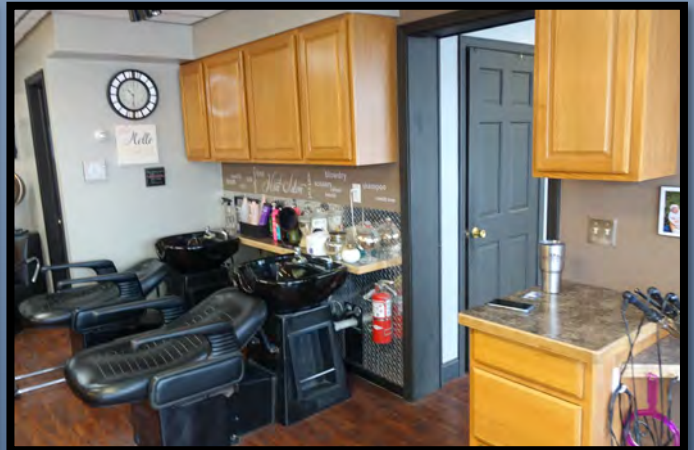
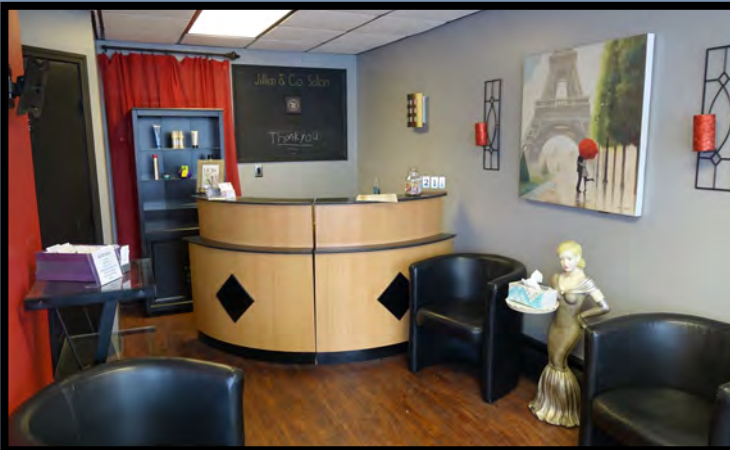
# 6181 Manchester Road, Tenants #3 & 4 , Residential



# 950-958 W. Nimisila Road, Tenant #1 Jillian & Co.



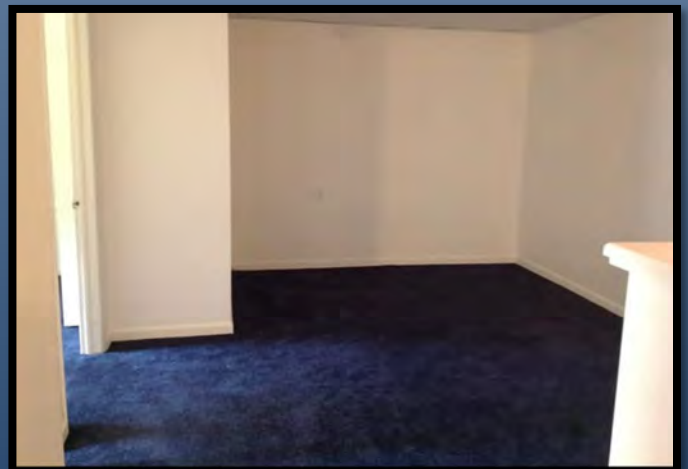
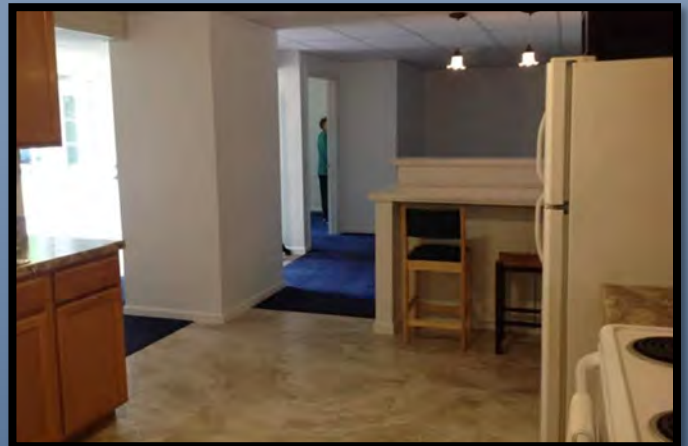
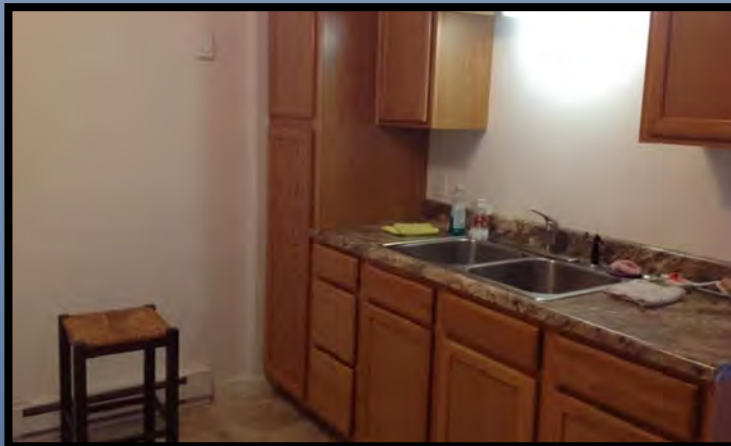
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# 950-958 W. Nimisila Road, Tenants #2, 3 & 4

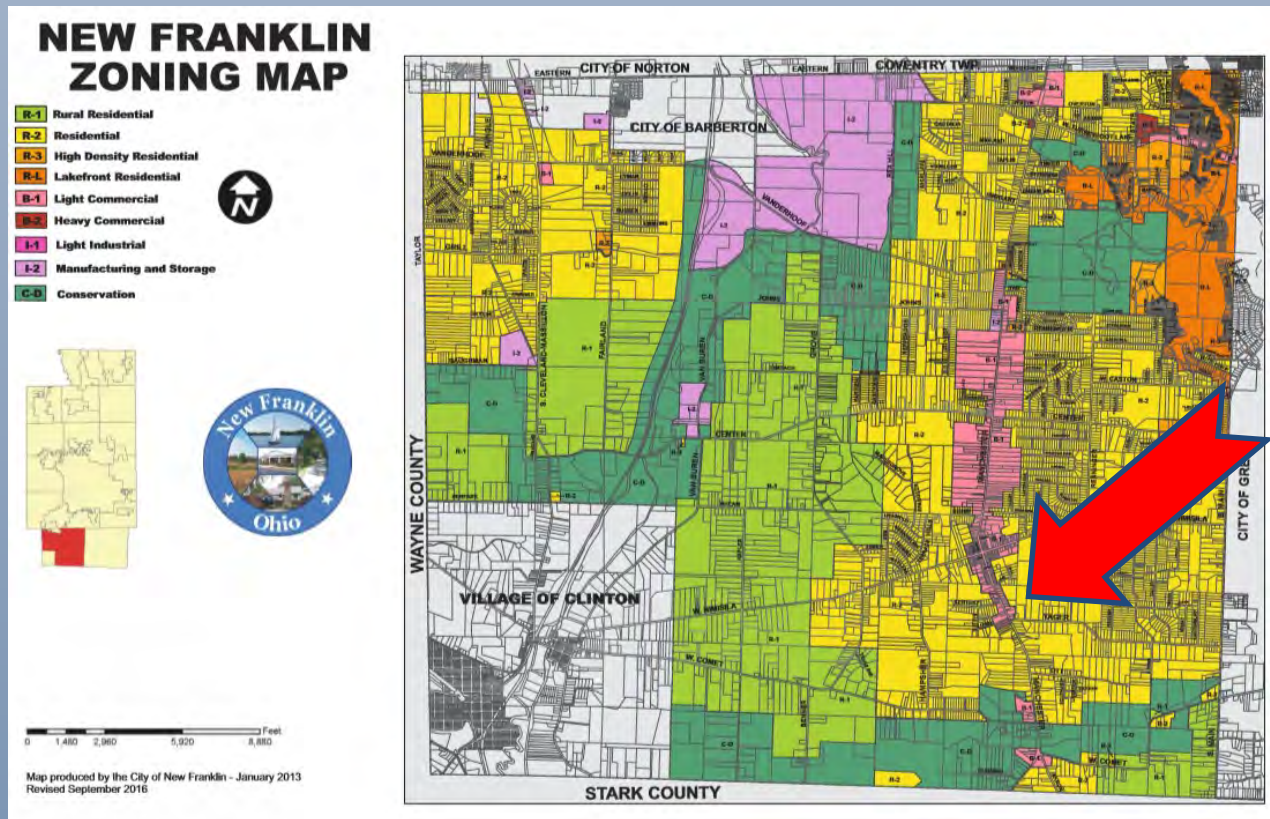


REAR OF HAIR SALON & SPA BUILDING , RESIDENTIAL AND 2 GARAGES





# Zoning: B-1 Light Commercial



**2016 Average  
Daily Traffic:  
7,690 - 8,960**



**Historical Photo**

