



**BERKSHIRE
HATHAWAY**
HomeServices

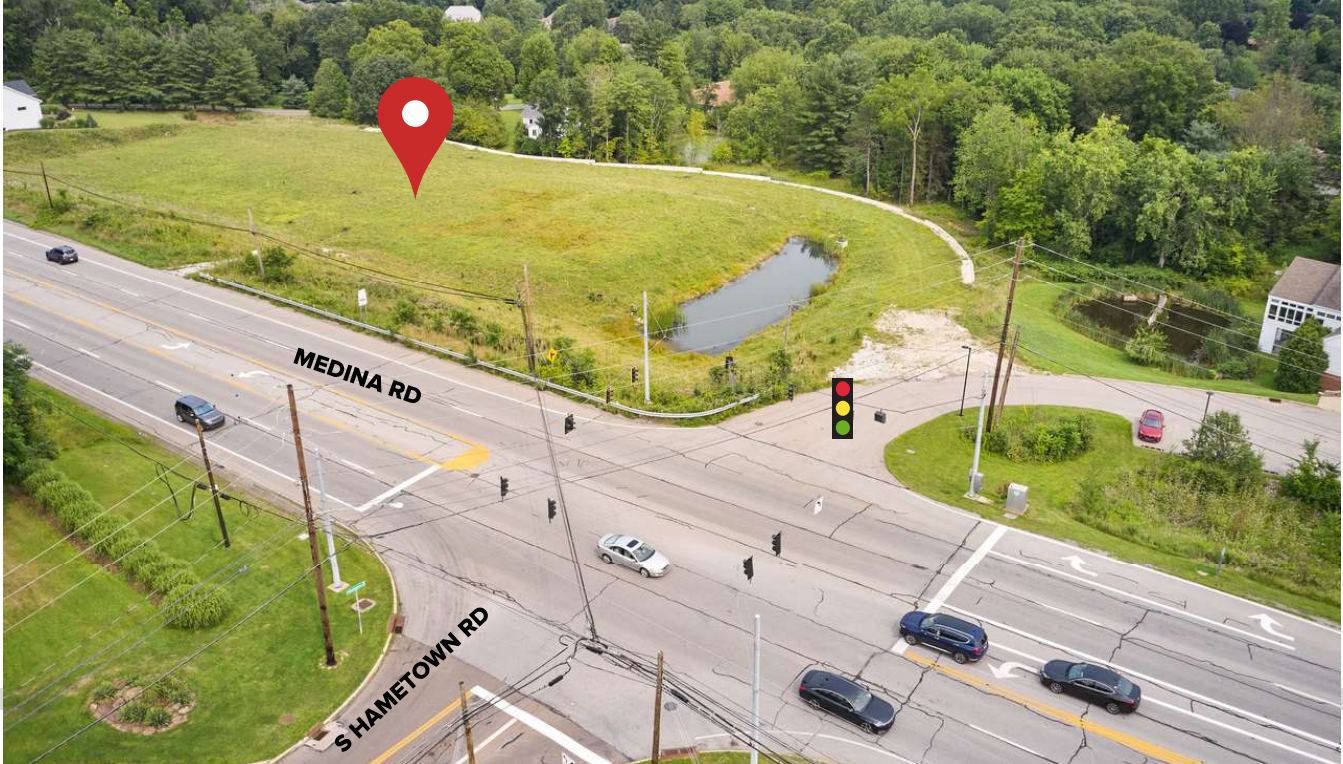
Stouffer
Realty

FULLY PREPARED COMMERCIAL LAND FOR SALE

4655 MEDINA RD

AKRON, OH 44333

APPROX 3.537 ACRES FOR \$1,350,000



Listing Agents

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Property Highlights

Acreege: Approximately 3.537 Acres

Township: Bath Township

Utilities: 220 Volt, 3 Phase Wire,
Cable, Electric, Gas, Public
Water & Public Sewer

Zoning: B-4 Restricted Business
District

This exceptional fully prepared approx. 3.5-acre commercial property is not one you want to pass up. Expertly designed and approved to accommodate an approximate 33,000-square-foot commercial building and parking for up to approx. 100+ vehicles, this lot maximizes both functionality and convenience. The approved zoning permits a range of commercial uses, from government offices to financial institutions, general offices, medical, and dental practices. Extensive groundwork has already been taken care of with the addition of a retention pond, catch basins, and an impressive retaining wall highlighting a commitment to thoughtful development and aesthetics. This lot benefits from a traffic light for convenient accessibility and is situated along Route 18 (Medina Rd) with high traffic volume, enhancing its visibility. Offering unrivaled access to major thoroughfares, including I-77, Route 18, and I-21, this property is primed for entrepreneurial success & provides an unmatched platform for diverse business endeavors.

130 N. Miller Road
Fairlawn, OH 44333

330.835.4900

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Approved Building for Commercial Site, Photo is for illustration purposes only.

