



802 S JENKINS BOULEVARD
 1636 SETH ROBERTS DRIVE
 AKRON, OH 44306
SALE PRICE: \$345,000



PROPERTY HIGHLIGHTS

- Total SF: 2,484 SF | Price per Duplex: \$172,500
- 4 Total Units – Consists of 1 Bedroom, 1 Bath, Dining Room, Living Room, Kitchen, and Garage with Washer/Dryer Hookups (Approximately 621 SF Each)
- All Units are Separately Metered – Tenant Pays Gas, Electric, Water, Sewer, and Trash
- Landlord Pays Real Estate Taxes, Building Insurance, and Landscaping
- Forced Hot Air | Mini-Split & Wall AC Units
- Both Duplexes have New Roofs, Gutters, Windows, Appliances, and Interior Cosmetics
- Year Built: 1964
- 2025 Annual Real Estate Taxes: \$4,570.52

Financial Summary

Gross Income	\$39,384.00
Operating Expenses	\$10,165.40
Net Operating Income	\$28,046.08

LISTING AGENT

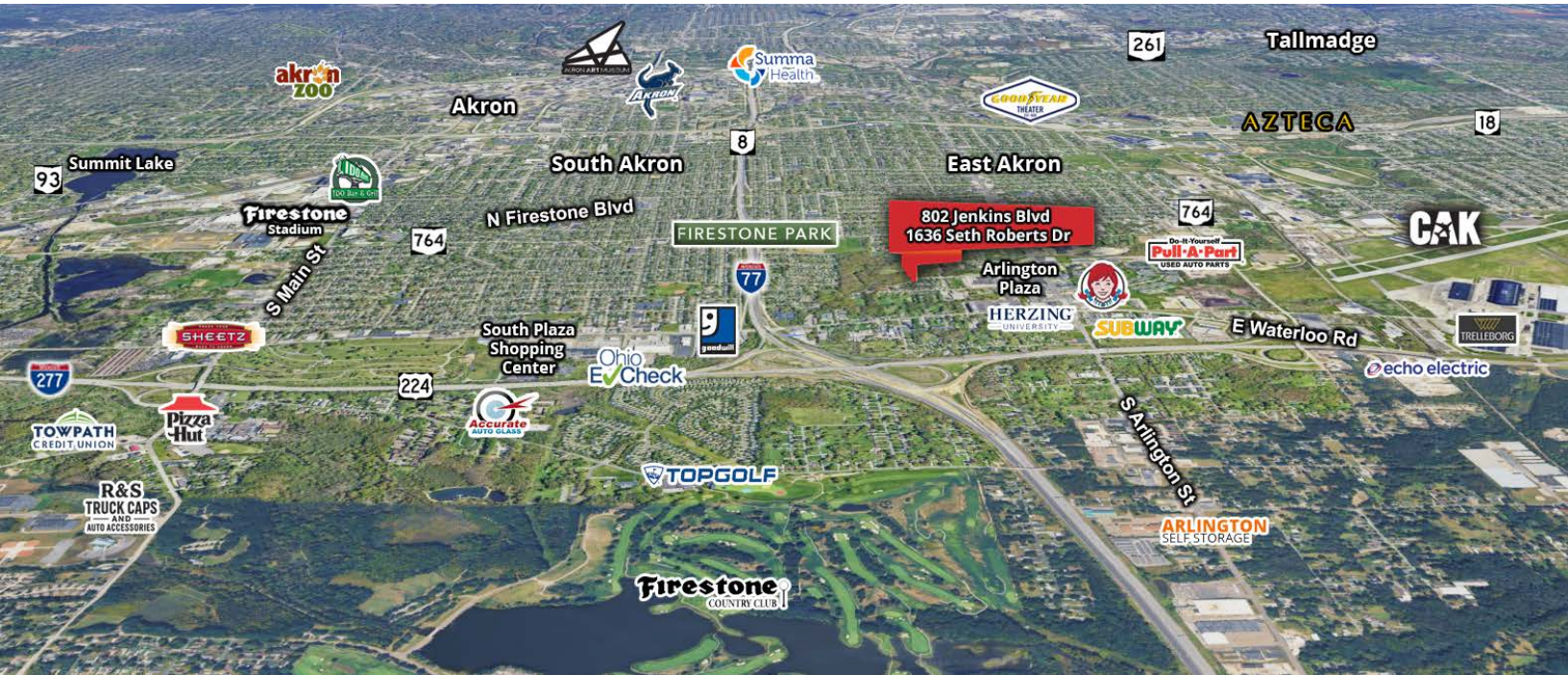
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PROPERTY OVERVIEW

802 S Jenkins Boulevard and 1636 Seth Roberts Drive are renovated duplexes that blend classic mid-century design with stylish contemporary updates. Originally built in 1964, the properties feature distinctive architectural details, including vaulted ceilings and thoughtfully updated interiors. The spacious kitchens are designed for both everyday living and entertaining, offering ample counter space, generous cabinetry, a large workstation sink, and brand-new stainless-steel appliances, including a refrigerator, stove, microwave, and dishwasher. French doors open from the living room to a private patio, creating a seamless indoor-outdoor living experience. Additional conveniences include a detached one-car garage with washer and dryer hookups.

LOCATION OVERVIEW

Located in the established South Akron / Firestone Park area, 802 S Jenkins Boulevard and 1636 Seth Roberts Drive offers convenient access to downtown Akron, Interstate 77, local schools, shopping, and everyday amenities. This residential neighborhood is known for its affordability, strong commuter access and proximity to parks, recreation, and community service centers.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	11,991	69,918	186,216
Total Units	5,672	32,687	89,139
Median Income	\$54,850	\$50,682	\$53,397

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



FULLY LEASED CLASSIC MID-CENTURY DUPLEXES FOR SALE



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