

5 FULLY LEASED CLASSIC MID-CENTURY DUPLEXES



FOR SALE
814 SOUTH JENKINS BOULEVARD
AKRON, OH 44306
SALE PRICE: \$750,000



PROPERTY HIGHLIGHTS

- Total SF: 5,583 SF | Price per Duplex: \$150,000
- 10 Total Units – Consists of 1 Bedroom, 1 Bath, Dining Room, Living Room, Kitchen, Garage with Washer/Dryer Hookups (Approximately 546 – 607.50 SF Each)
- Year Built: 1964
- 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
- Duplexes have New Roofs, Gutters, Windows, Appliances, and Interior Cosmetics
- 2025 Annual Real Estate Taxes: \$11,149.92

FINANCIAL SUMMARY

 Gross Income	\$96,321.00
 Operating Expenses	\$27,805.97
 Net Operating Income	\$68,515.03
 Projected Cap Rate	9.13%

LISTING AGENT

Sam Tecca
sam@gerspachergroup.com

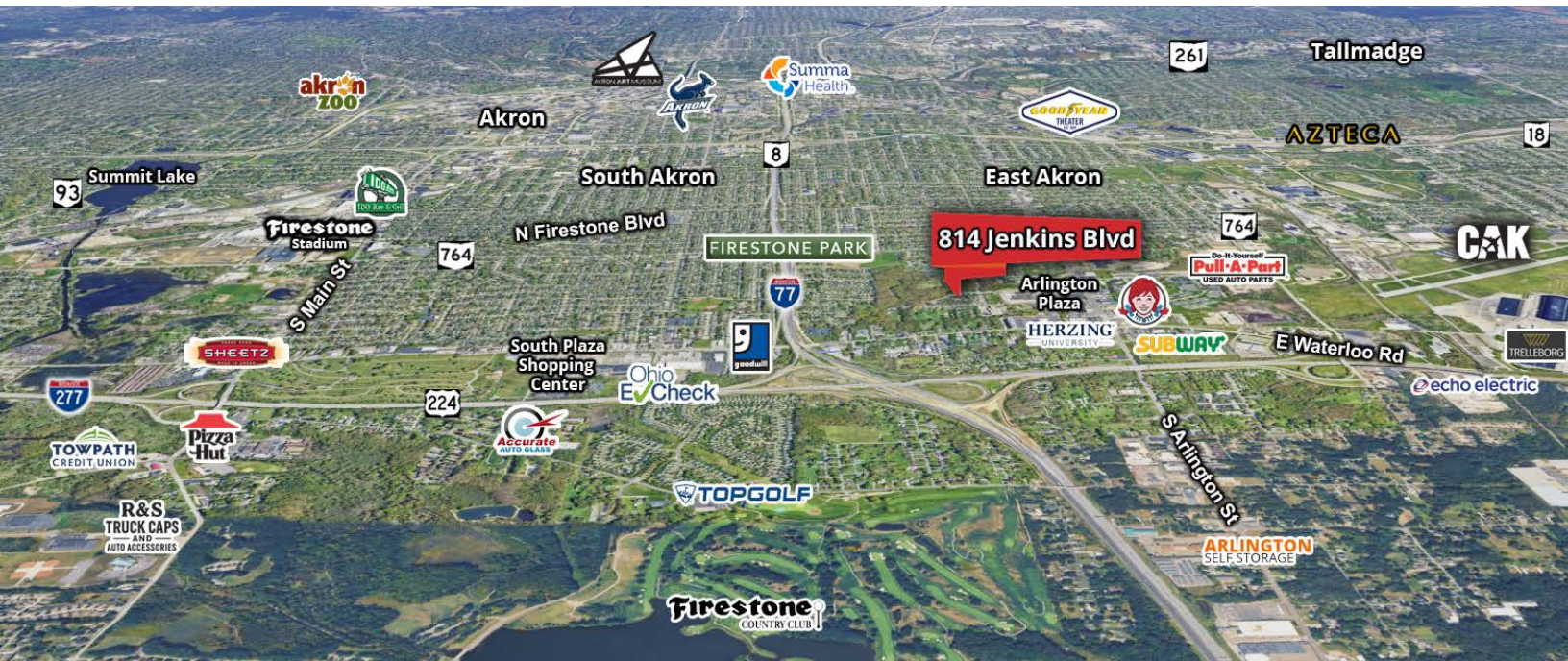
330.722.5002



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PROPERTY OVERVIEW

814 S Jenkins Blvd, 822 S Jenkins Blvd, 830 S Jenkins Blvd, 836 S Jenkins Blvd & 1633 Seth Roberts Dr 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, 814 S Jenkins Blvd, 822 S Jenkins Blvd, 830 S Jenkins Blvd, 836 S Jenkins Blvd & 1633 Seth Roberts Dr 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	11,770	70,019	186,514
Total Units	5,566	32,739	89,258
Median Income	\$53,988	\$50,644	\$53,409

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



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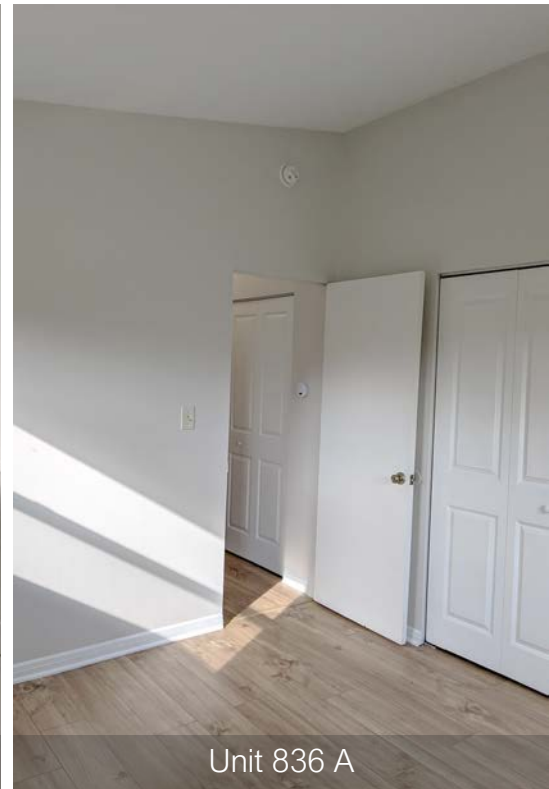
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