

820 MAIN ST
AKRON PA 17501

THIRY
COMMERCIAL

820
**YOUR
SIGN
HERE**

**FOR MORE
INFORMATION
PLEASE
CONTACT**

John Thiry, CCIM
Broker of Record
717 292 8400
jthiry@thirycommercial.com

FOR LEASE

±1,750 SF

SUBURBAN OFFICE

Lower level space with large open plan, 2 private offices and restroom, newly renovated in upgraded finishes. Corner property offers great signage opportunity and ample parking

SUMMARY

Municipality	Akron Borough
Unit Area	± 1,750 SF
Zoning	C-M Commercial Mixed
Parking	(7) Dedicated spaces
Signage	50% Monument & front door
HVAC	Geo-thermal forced air
Lighting	Adjustable LED

LEASE RATE

\$1,750/month Gross (rent includes taxes, insurance, CAM, water, sewer, trash, high speed data - does not include janitorial)

AVAILABILITY

< 30 Days

The information provided here has been obtained from the owner of the property or from other resources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Listing agent is partner/owner of property.

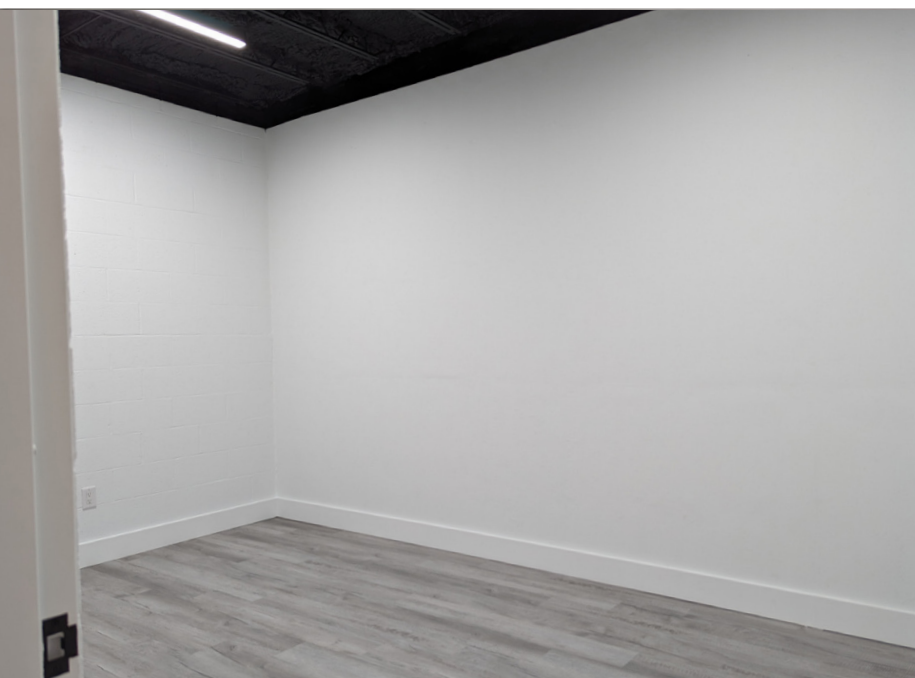
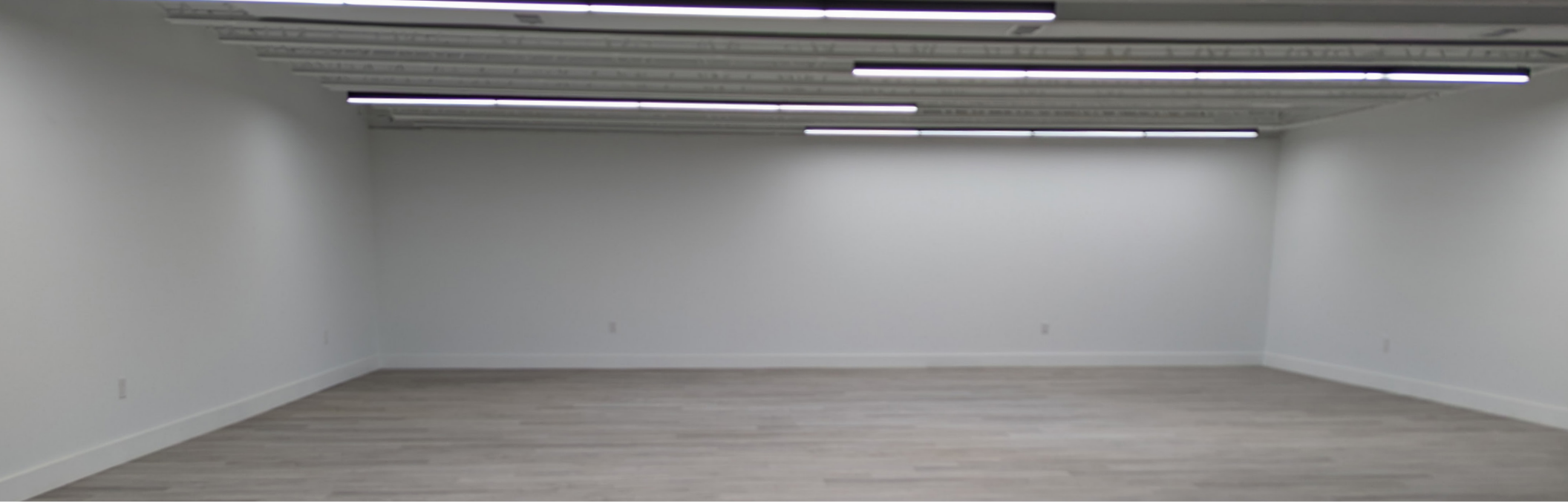
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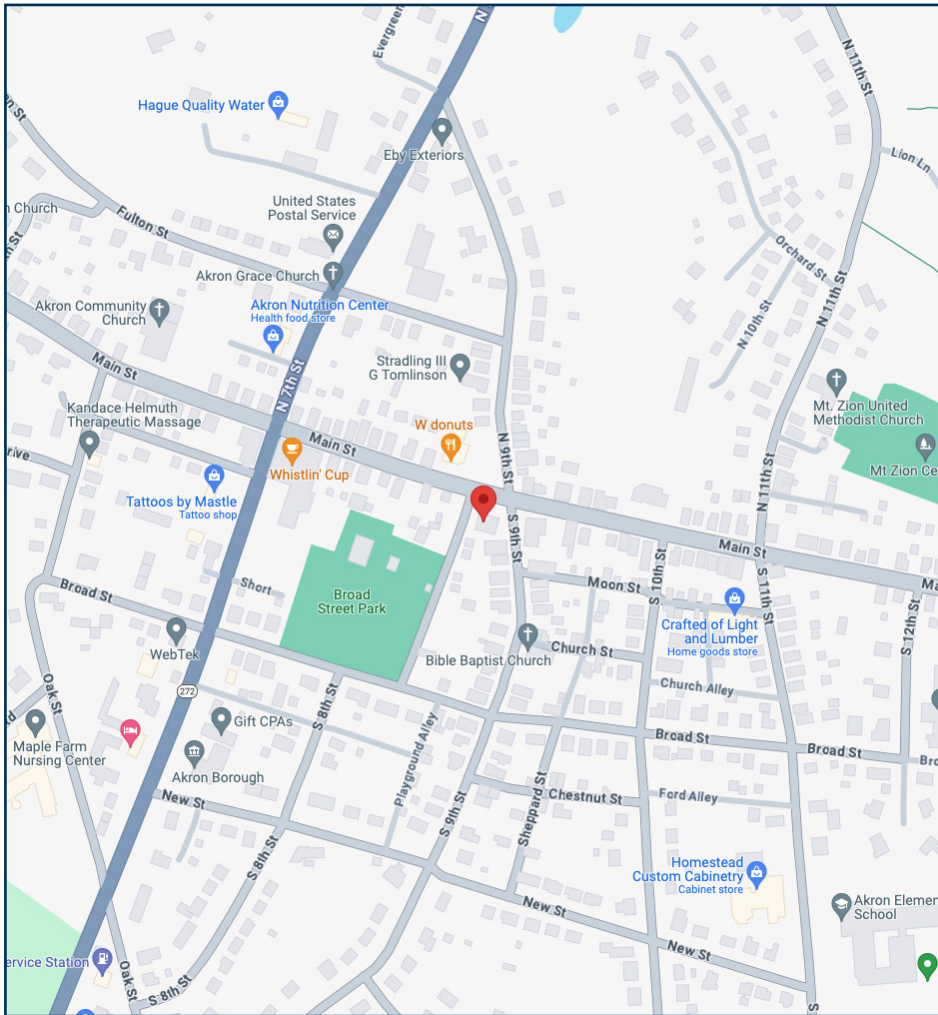
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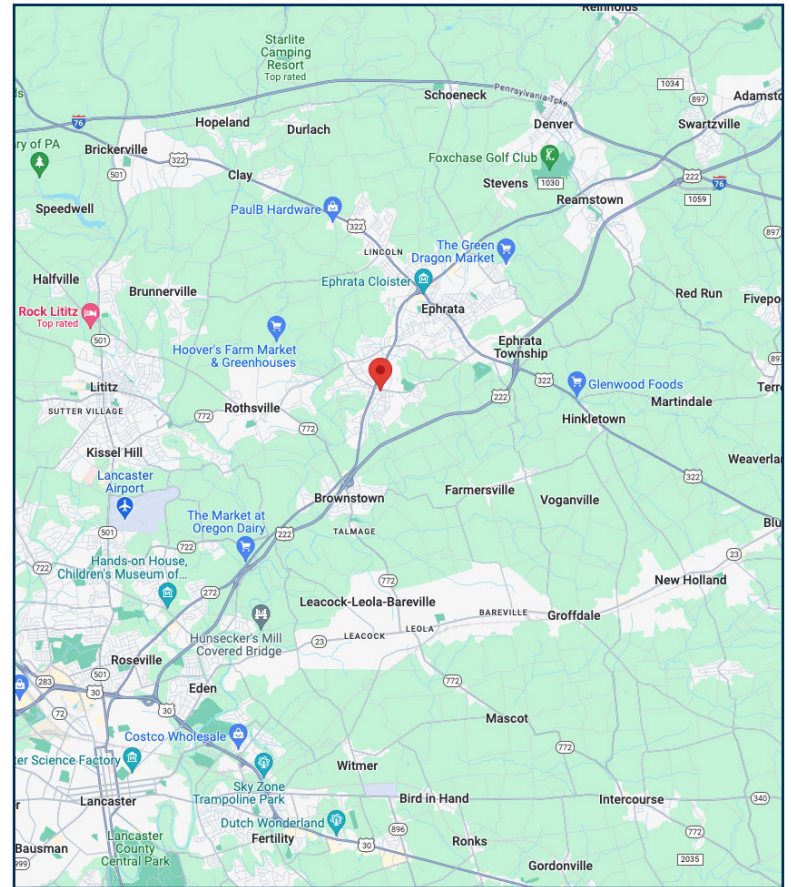
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LOCAL MAP



REGIONAL MAP



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PERMITTED USES IN THE C-M DISTRICT

- Single-family detached dwellings.
- Essential services structures.
- Parks and playgrounds not operated for private profit.
- Home occupations and home businesses
- Restaurants, provided that off-street parking is provided which meets requirements
- Group homes.
- Short-term rentals in single-family dwellings
- Accessory uses incidental to the above permitted uses.

SPECIAL EXCEPTION USES IN THE C-M DISTRICT

- Municipal building or use, firehouse, public utility service structure and building.
- Schools, public elementary or secondary.
- Church/places of worship.
- Extension of an existing cemetery through land owned at the effective date of this chapter.
- Conversion of a single-family detached dwelling to a two-family detached dwelling.
- Two-family detached dwelling.
- Single-family semi-detached dwelling.
- Funeral homes.
- Personal services.
- Offices.
- Health services, including medical or dental clinic.
- Retail or wholesale sales or rental of goods and services, except bakeries and adult entertainment establishments.
- Financial institutions (including banks).
- Business or professional offices.
- Parking lot.
- Day-care businesses.
- Family day-care home.
- The process of manufacture, assembly or treatment which is clearly incidental to a retail business conducted on the premises.
- Any lot in the C-M District used at the time of adoption of this chapter for commercial purposes can be continued to be used for commercial purposes as either authorized in the C-1 or C-M Zoning District if the use meets all the requirements of one or the other of the C-1 or C-M Zoning District, until such time as the use changes, when it shall only then comply with the C-M use requirements.
- Bed-and-breakfast inns
- Boarding houses.
- Essential services building.
- Accessory uses incidental to the above special exception uses.

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