

# FREE-STANDING OFFICE BUILDING

3225 Lake Ave, Ashtabula, OH 44004



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$149,000
<b>LOT SIZE:</b>	0.61 Acres
<b>BUILDING SIZE:</b>	3,296 SF
<b>ZONING:</b>	Commercial
<b>PRICE / SF:</b>	\$45.21

## PROPERTY OVERVIEW

Single-story office building for sale in the heart of Ashtabula along Lake Avenue. Only minutes away from Ashtabula Hospital and the Ashtabula Harbor. Future value add can be accomplished by re-developing the front corner of this property. A total of 5 parcels make up this sale and total 0.61 of an acre. Great visibility and easy accessibility.

Approximately 3,296 SF office building. Fully renovated in 2008. Well-maintained structure that is fully air-conditioned and well-equipped for multiple uses. Masonry structure with wood hipped asphalt shingle roof. Large parking lot with enough room for 25+ cars with additional room in the front.

**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
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1 in = 47 ft **Ashtabula County A**  
Property Lines are graphic representations and are NOT



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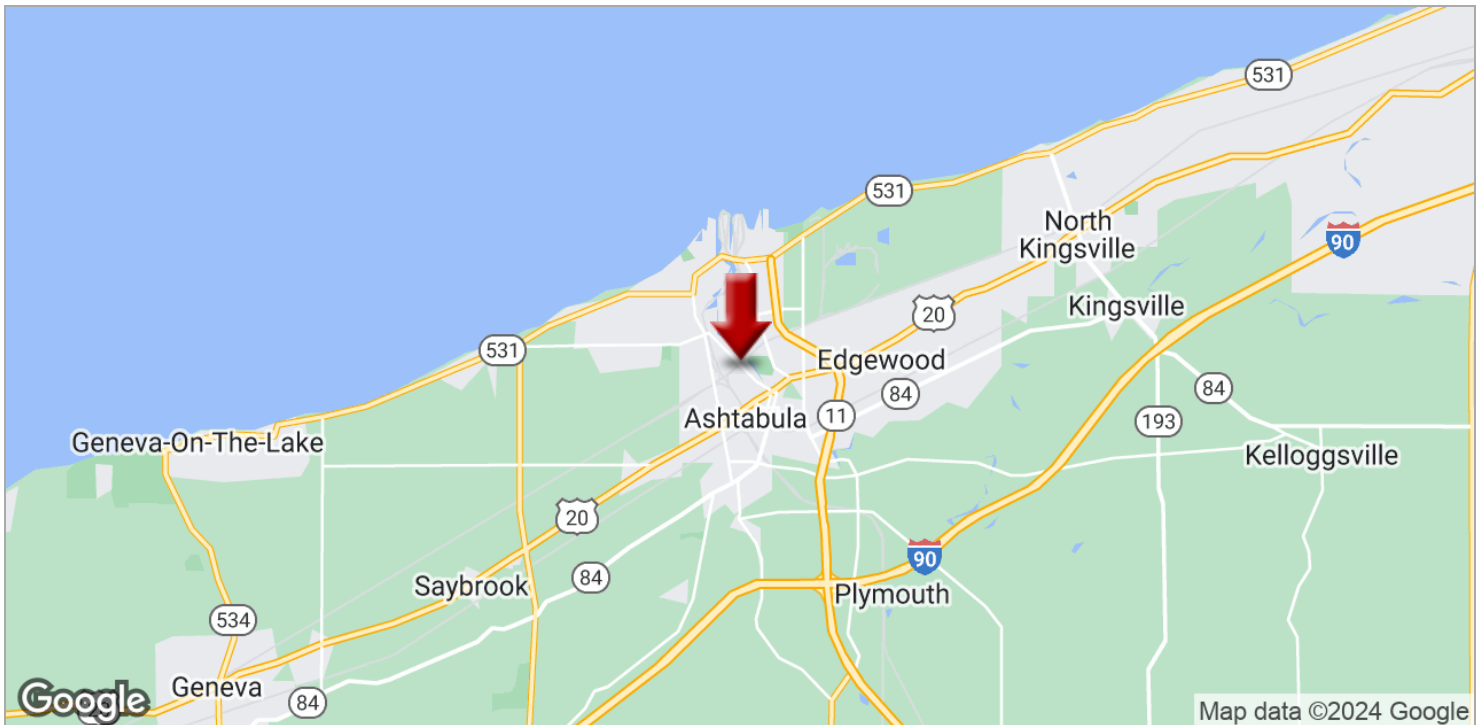
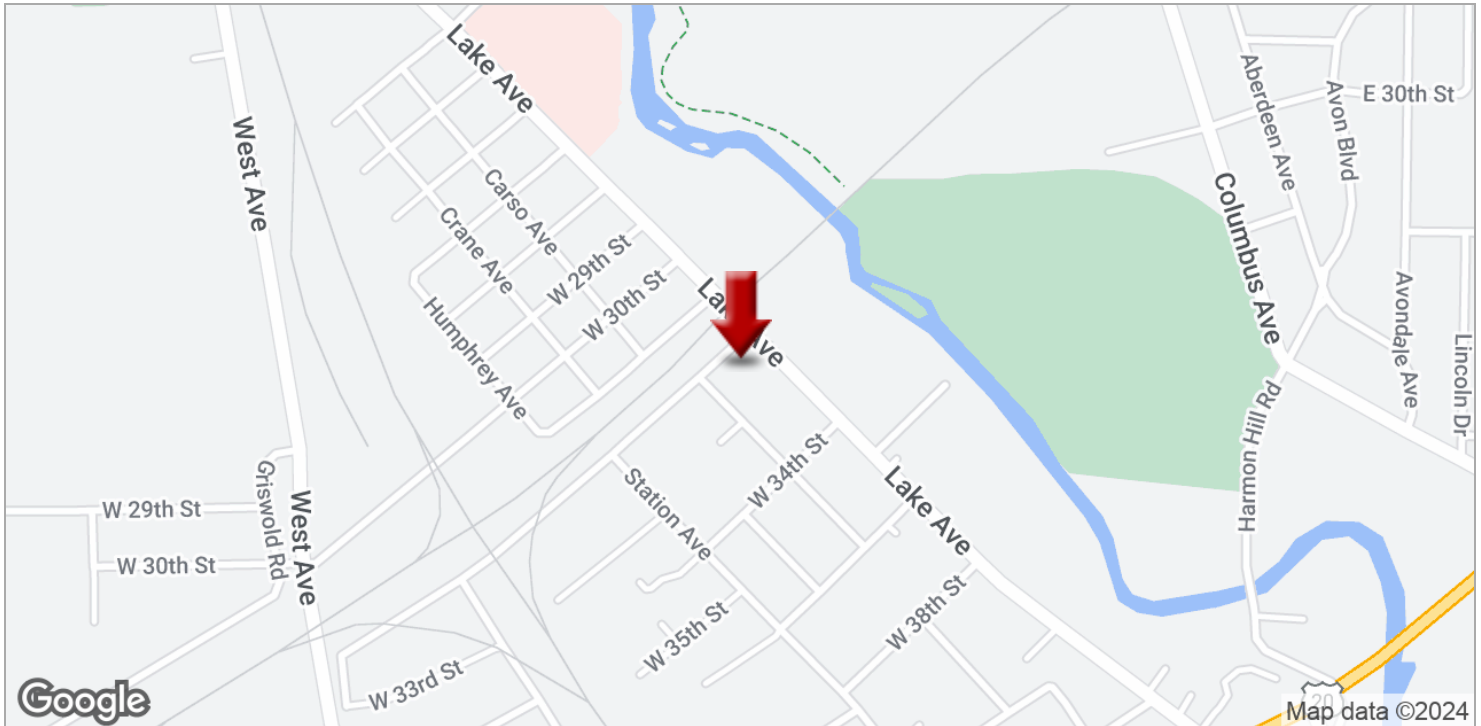
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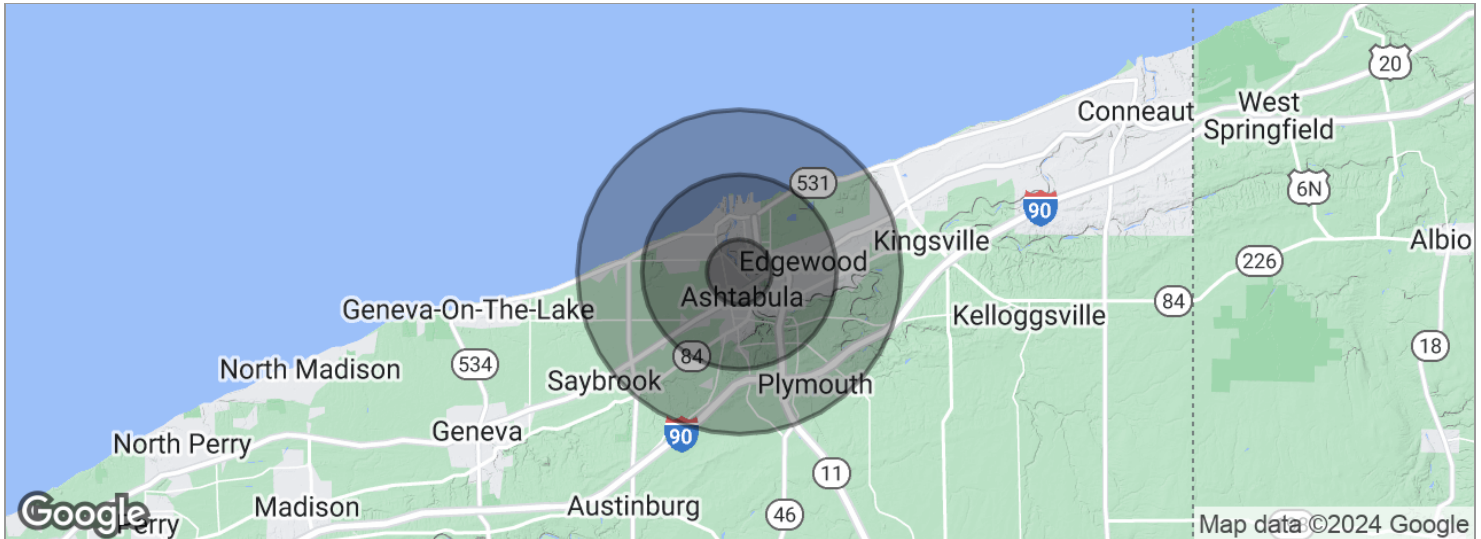
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,921	25,212	33,997
Median age	37.4	37.3	38.2
Median age (male)	37.2	36.9	37.8
Median age (Female)	38.1	38.4	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,078	10,437	13,932
# of persons per HH	2.4	2.4	2.4
Average HH income	\$38,249	\$41,199	\$43,259
Average house value	\$90,606	\$91,565	\$100,503

\* Demographic data derived from 2020 ACS - US Census

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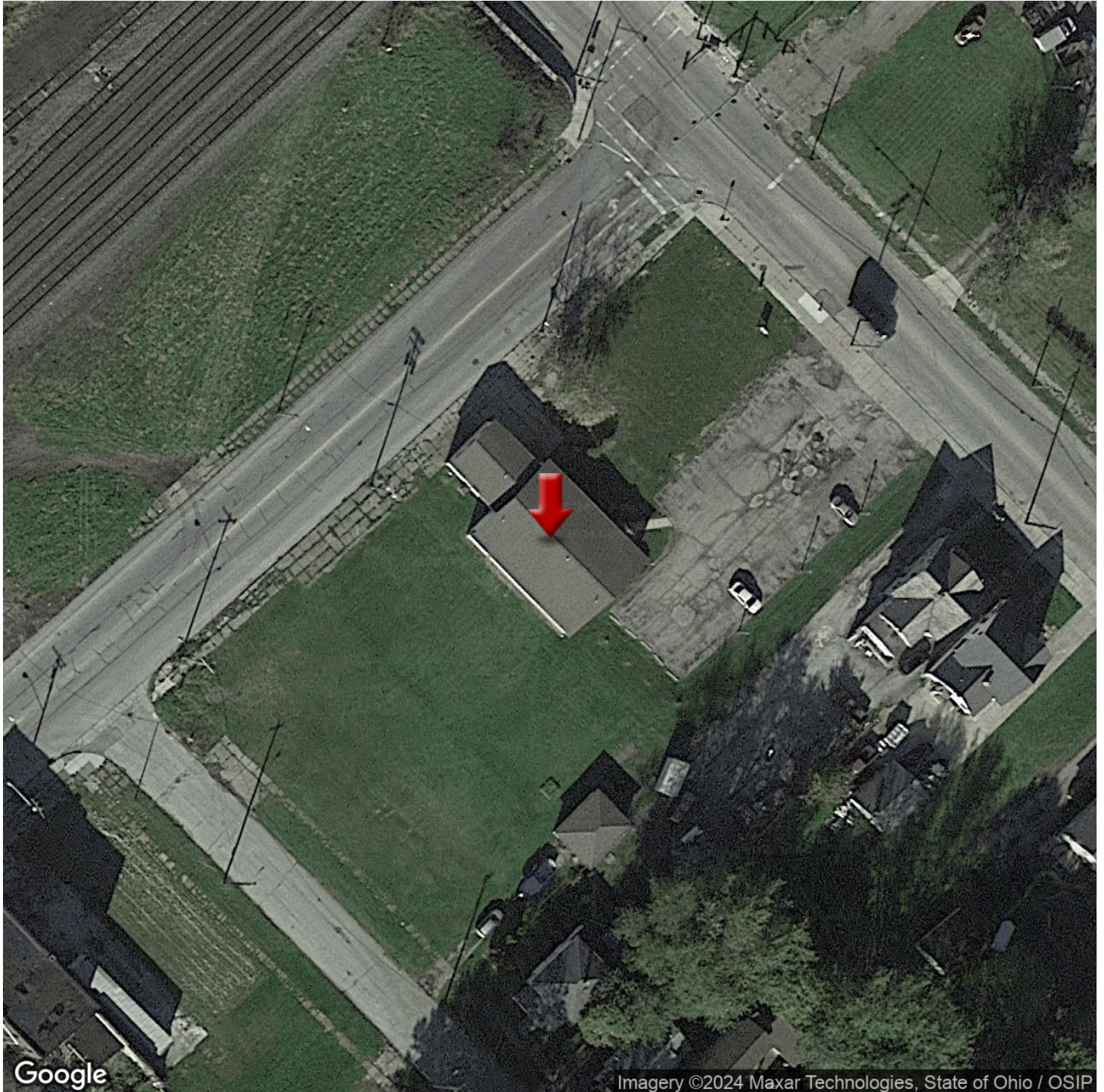
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