

FREE-STANDING OFFICE BUILDING

3225 Lake Ave, Ashtabula, OH 44004



OFFERING SUMMARY

SALE PRICE:	\$149,000
LOT SIZE:	0.61 Acres
BUILDING SIZE:	3,296 SF
ZONING:	Commercial
PRICE / SF:	\$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.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated osbornegroupohio.com

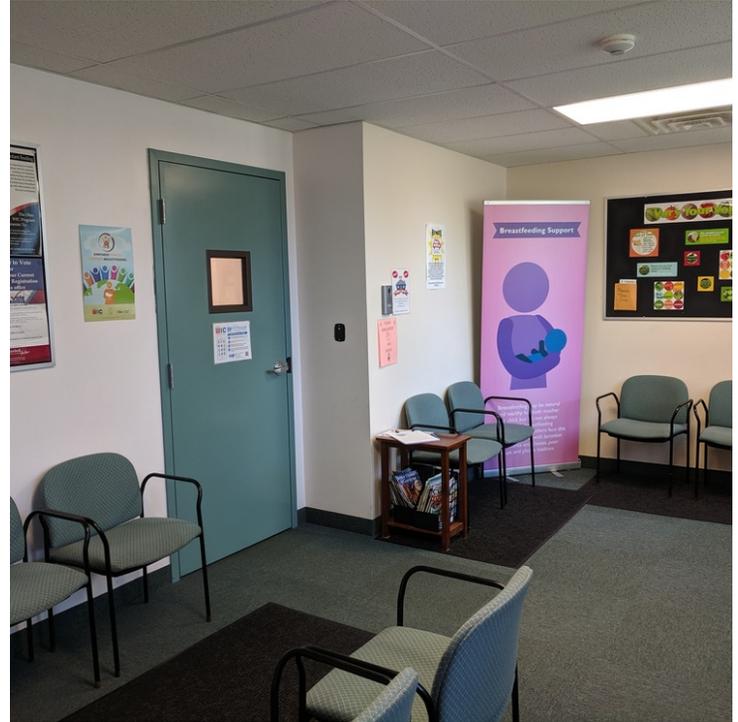
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1 in = 47 ft Ashtabula County A
Property Lines are graphic representations and are NOT



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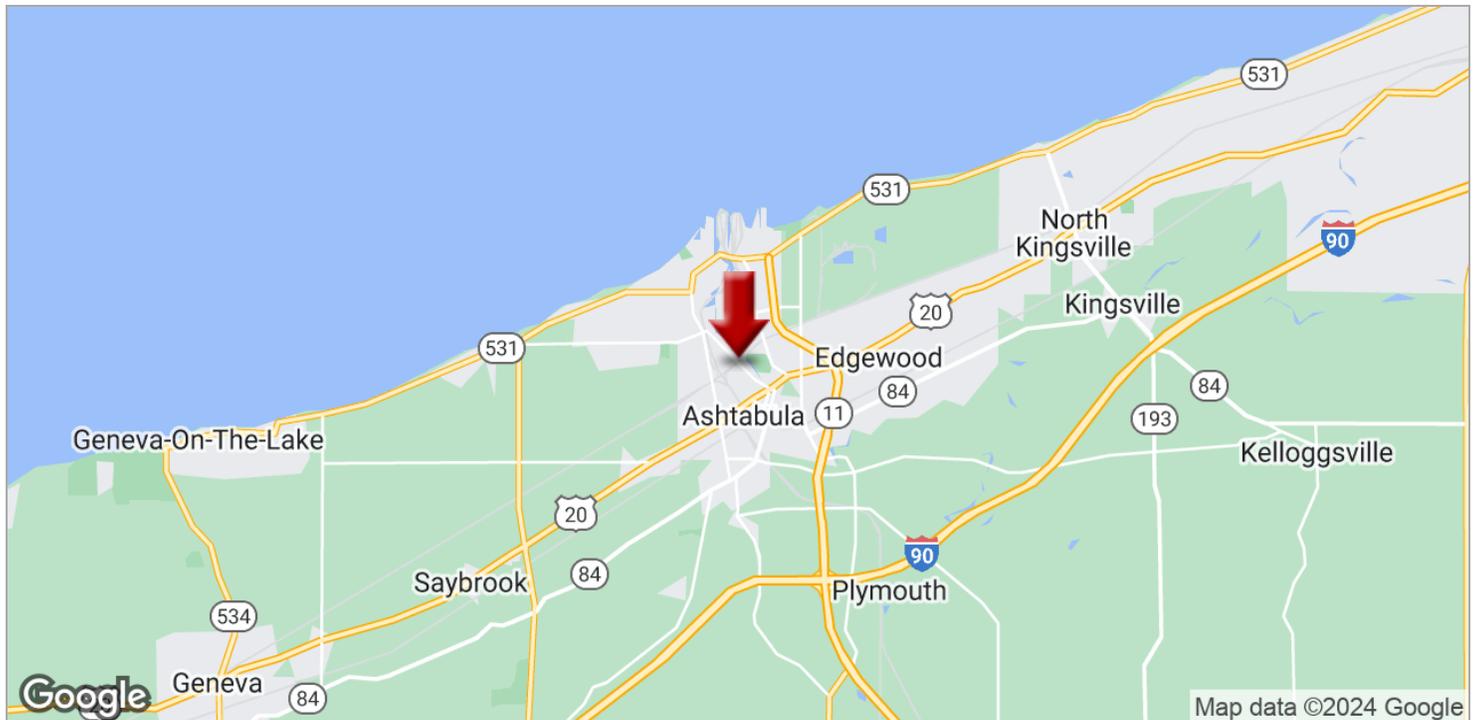
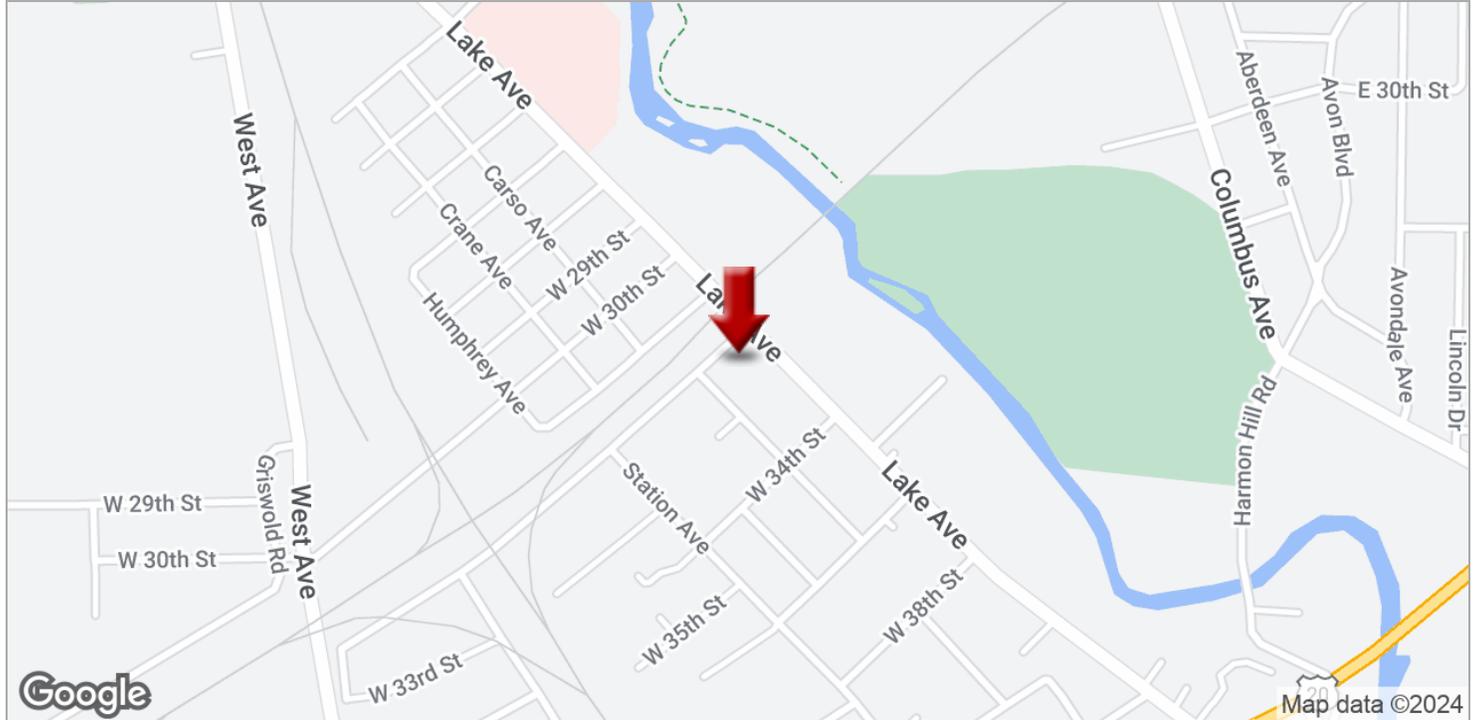
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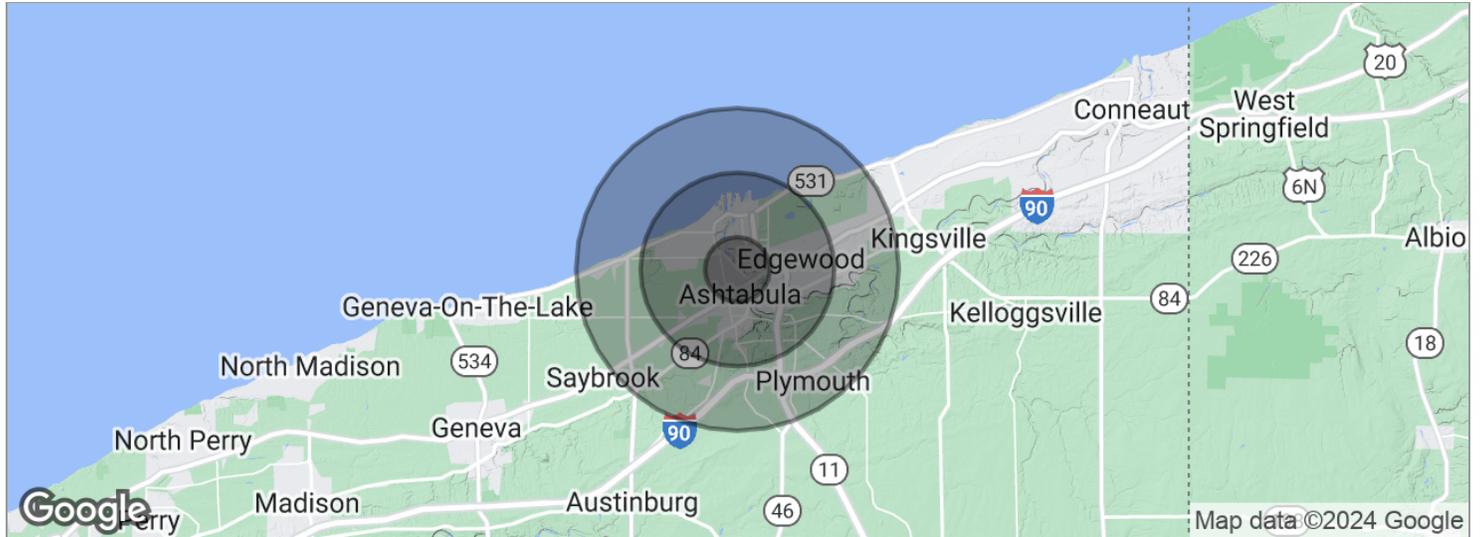
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,921	25,212	33,997
Median age	37.4	37.3	38.2
Median age (male)	37.2	36.9	37.8
Median age (Female)	38.1	38.4	39.2

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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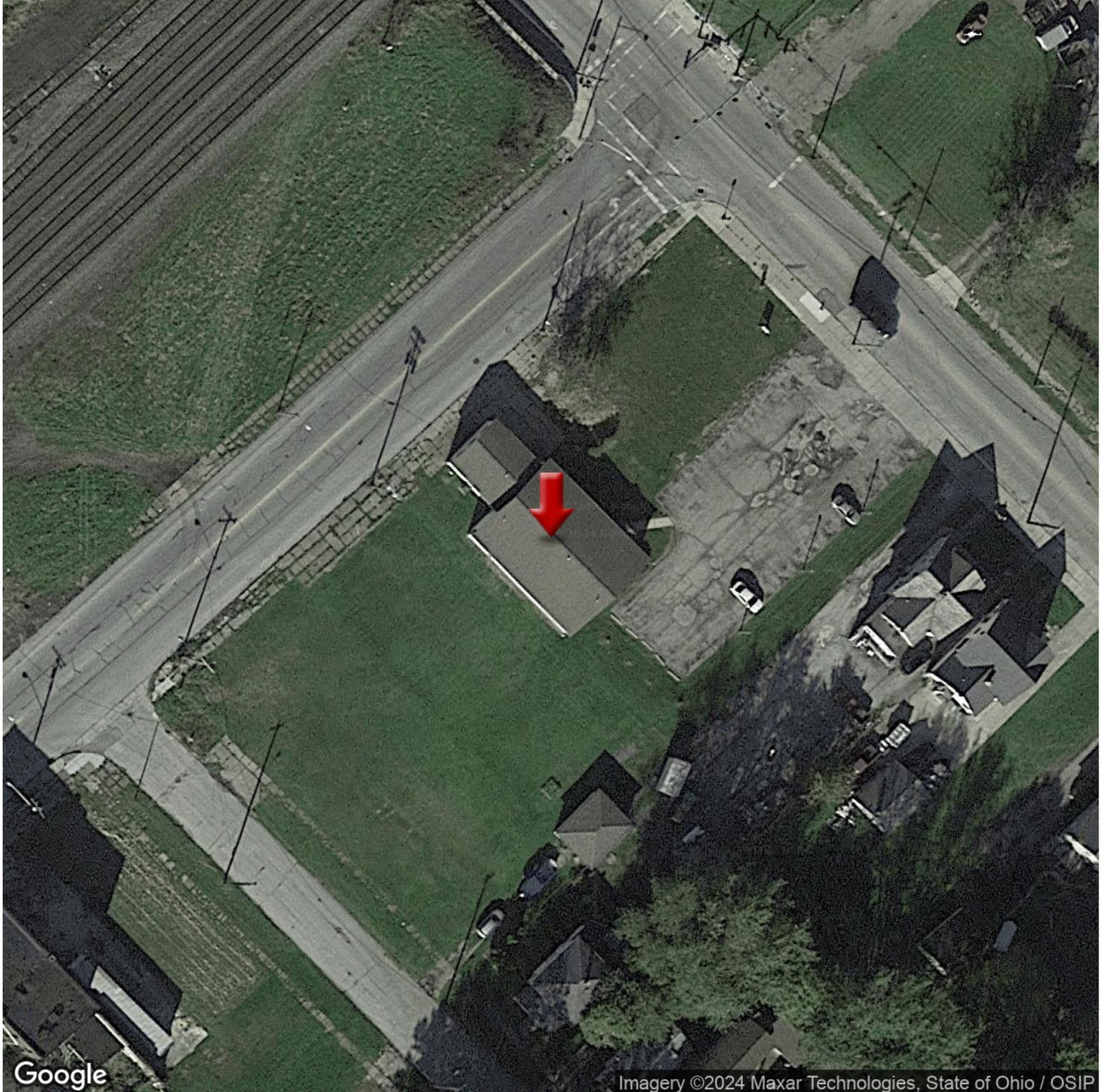
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